

## Marketing Preview



**23 Olive Road, Mosborough, Sheffield, S20 5DH**

**£250,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



NO CHAIN. A unique opportunity to purchase this property, ready to move into. The property features a stylish kitchen and a large living room. It also benefits from off-road parking and a low-maintenance rear garden. Situated on a quiet road, it is within walking distance to the bus route and village amenities.

## SUMMARY

NO CHAIN. A unique opportunity to purchase this property, ready to move into. The property features a stylish kitchen and a large living room. It also benefits from off-road parking and a low-maintenance rear garden. Situated on a quiet road, it is within walking distance to the bus route and village amenities.

A useful porch area leads to a modern kitchen fitted with ample wall and base units, which is open to the living room. The living room is a bright reception space with a feature fireplace and a bay window to the front. A door leads to an inner hallway, providing access to a large double bedroom to the rear and a single bedroom with patio doors opening onto the rear garden. There is also a modern wet room.

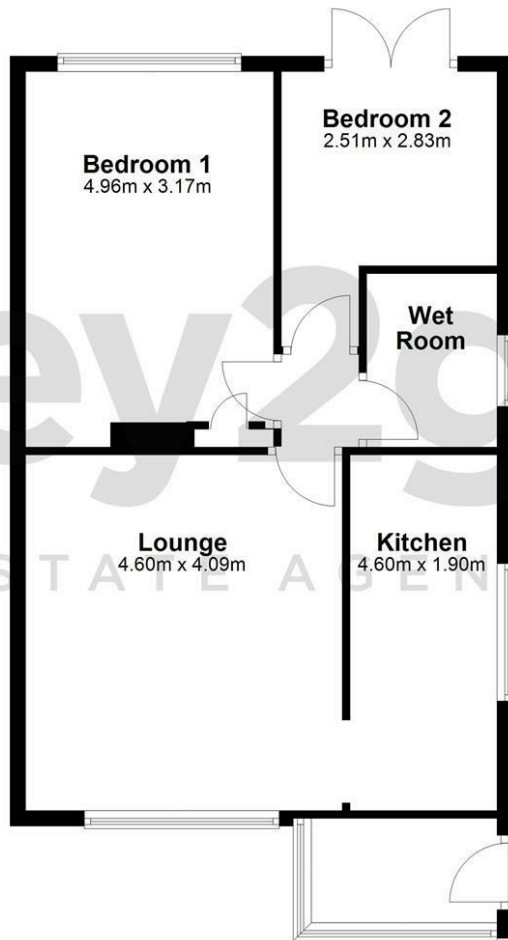
Outside, there is a pebbled area to the front with a driveway to the side. Gates lead to the rear, which features a decked area and a lawn, offering a private and not overlooked space.


## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   | 62  | 71        |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

