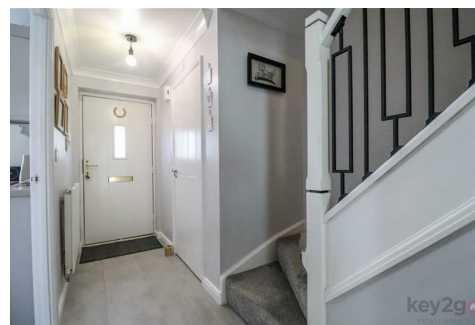


## Marketing Preview



**8 New School Close, Mosborough, Sheffield, S20 5EX**

**£240,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**





Stunning and ready to move straight into, this beautifully renovated three-bedroom terraced property is perfect for first-time buyers or a small family. Offering a stylish modern kitchen, a master bedroom with en-suite, and a downstairs WC. Benefiting from off-road parking for one car and a landscaped rear garden backing onto woodland. Situated in a sought-after area, tucked away at the top of a quiet cul-de-sac.

## SUMMARY

Stunning and ready to move straight into, this beautifully renovated three-bedroom terraced property is perfect for first-time buyers or a small family. Offering a stylish modern kitchen, a master bedroom with en-suite, and a downstairs WC. Benefiting from off-road parking for one car and a landscaped rear garden backing onto woodland. Situated in a sought-after area, tucked away at the top of a quiet cul-de-sac.

Enter into the welcoming hallway with stairs rising to the first floor, a modern downstairs WC, and a door leading to the stunning recently fitted kitchen. The kitchen is fitted with a range of wall and base units, the majority of integrated appliances. To the rear of the property is the spacious open-plan lounge/diner, featuring a stylish feature wall, useful under-stairs storage, ample space for dining, and patio doors opening onto the landscaped rear garden.

Stairs rise to the spacious first-floor landing with access to the fully boarded loft via a fixed loft ladder. Bedroom One is a generously sized double bedroom with built-in wardrobes and a useful en-suite shower room. Bedroom Two is a double bedroom overlooking the rear of the property. Bedroom Three is a single bedroom with built-in wardrobes, making it ideal as a home office or dressing room. The family bathroom is stylishly presented and fitted with a modern suite.

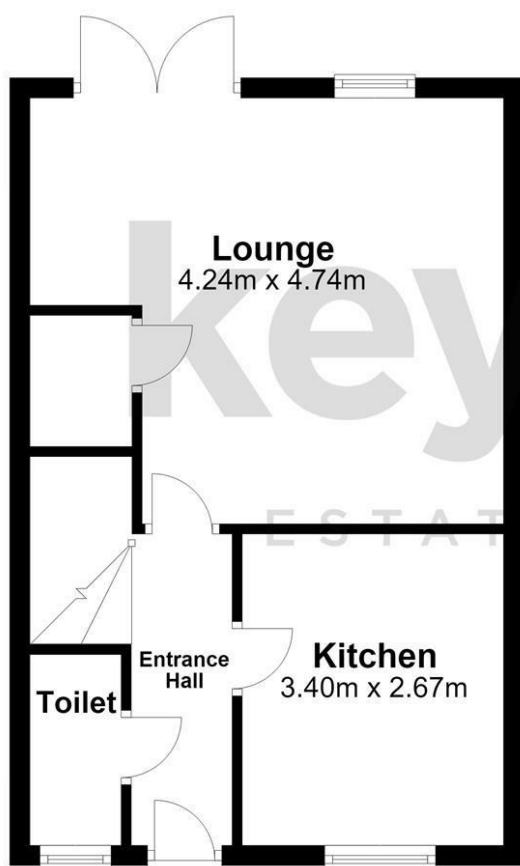
To the front of the property is a driveway providing off-road parking for one car, alongside an artificial lawn. The landscaped rear garden features a patio area, tiered lawn, and a shed, all enclosed by fencing, with access to a shared pathway at the rear.

## PROPERTY DETAILS

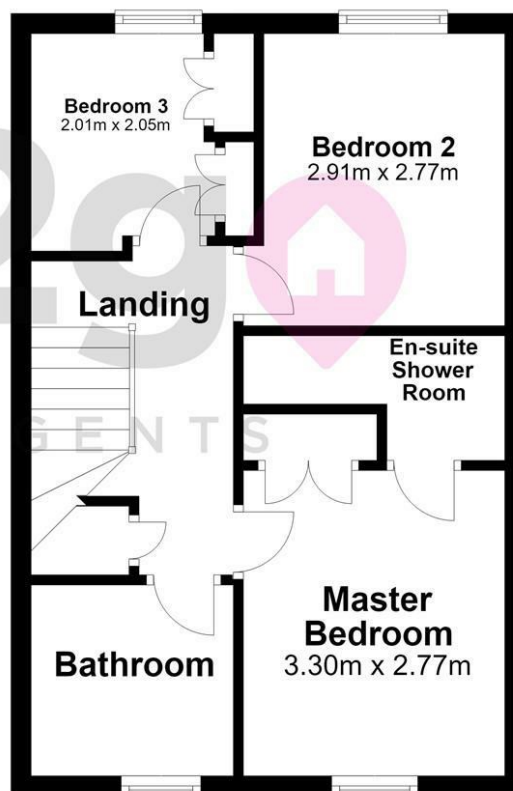
- LEASEHOLD, 975 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONVENTIONAL BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



### Energy Efficiency Rating

|                                             | Current                                                                                                        | Potential |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                                |           |
| (92 plus) <b>A</b>                          |                                                                                                                | <b>90</b> |
| (81-91) <b>B</b>                            |                                                                                                                |           |
| (69-80) <b>C</b>                            | <b>75</b>                                                                                                      |           |
| (55-68) <b>D</b>                            |                                                                                                                |           |
| (39-54) <b>E</b>                            |                                                                                                                |           |
| (21-38) <b>F</b>                            |                                                                                                                |           |
| (1-20) <b>G</b>                             |                                                                                                                |           |
| Not energy efficient - higher running costs |                                                                                                                |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC  |           |



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