



## Marketing Preview



**5 Queen Street, Mosborough, Sheffield, S20 5BP**

**£150,000**

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



A fantastic opportunity to purchase this two-bedroom terraced property, situated in a popular village location. Offering masses of potential, the property also benefits from an enclosed rear garden. Conveniently positioned close to local amenities and with excellent road links to the City Centre, making it ideal for first-time buyers or investors alike.

## SUMMARY

A fantastic opportunity to purchase this two-bedroom terraced property, situated in a popular village location. Offering masses of potential, the property also benefits from an enclosed rear garden. Conveniently positioned close to local amenities and with excellent road links to the City Centre, making it ideal for first-time buyers or investors alike.

Enter into the generously sized lounge, with a door leading to the kitchen fitted with wall and base units. The kitchen also provides access to the stairs rising to the first floor and opens into the inner hall, which has a door to the rear garden and access to the bathroom, fitted with a bath, wash basin, and WC.

Stairs rise to the first floor landing, with doors leading to two bedrooms and a further staircase rising to occasional attic space. Bedroom one is a double bedroom with an over stairs storage cupboard and a window to the front. Bedroom two benefits from a window to the rear, while the attic space is accessed from the additional staircase.

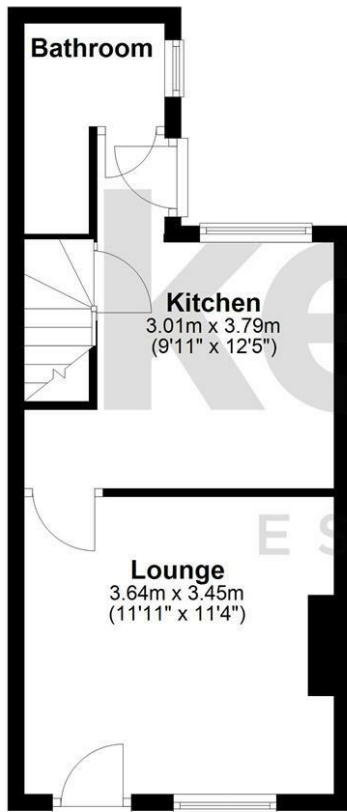
Occasional attic space is generously sized, featuring a window and ample eaves storage.

To the rear of the property is an enclosed garden with a lawn area.

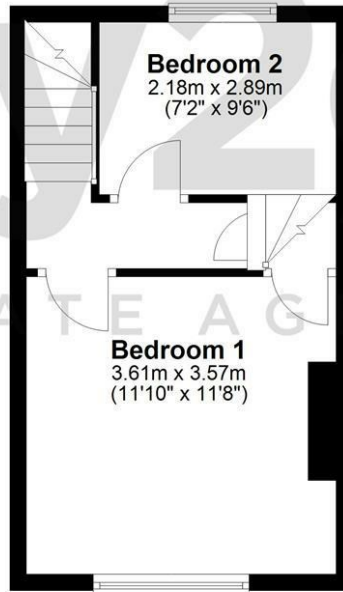
## PROPERTY DETAILS

- FREEHOLD
- TRADITIONAL BOILER
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

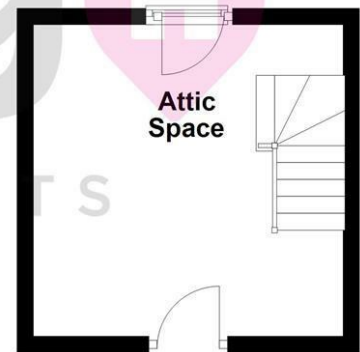
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 68.2 sq. metres (734.4 sq. feet)

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>		<b>74</b>
(55-68) <b>D</b>	<b>63</b>	
(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	

