





13 Westfield Crescent

Mosborough • Sheffield • S20 5AQ

Guide Price £200,000 to £210,000

An outstanding three-bedroom town house, situated in the highly sought-after village of Mosborough and offered for sale with NO ONWARD CHAIN. The property has undergone a comprehensive refurbishment, having been taken back to brick and renovated throughout. Improvements include new render to both the front and rear elevations, a complete rewire, replastering, a new central heating system with combination boiler, a newly fitted kitchen and bathroom, and new floor coverings throughout. The result is a beautifully refreshed home offering spacious accommodation and modern living. A composite entrance door opens into the hallway, with a further door leading to the generous lounge. The lounge opens into the newly fitted kitchen, which features a range of high-gloss wall and base units, granite-effect worktops, an integrated four-ring electric hob with oven beneath, and space for a washing machine and tall fridge freezer. A breakfast bar, complete with stools, is included in the sale. There is also a useful walk-in pantry with shelving, housing the combination boiler. A door from the kitchen leads to the rear hallway, providing access to the cloakroom/W.C. To the first floor, the property boasts a fabulous principal bedroom with en-suite facilities. The bedroom features a cast-iron fireplace and walk-in closet, while the newly fitted en-suite comprises a walk-in shower, part-tiled walls, a handwash basin with vanity unit and W.C. There are two further double bedrooms, one of which benefits from an attractive cast-iron feature fireplace. The family bathroom is fitted with a stylish suite, part-tiled walls and a chrome ladder-style heated towel radiator. Externally, the front of the property features a block-paved driveway alongside a mulched garden area, which offers potential to extend the off-road parking, subject to any necessary permissions. To the rear is a generous, fully enclosed garden, laid mainly to lawn with a patio area, mature hedging and a glass greenhouse. Location Mosborough Village is a highly sought-after location, popular with buyers of all ages and offering an excellent range of amenities along the High Street, together with local schools and the well-known Mosborough Hall. A selection of popular gastro-style restaurants can be found nearby, while Crystal Peaks Shopping Centre and Drakehouse Retail Park provide a wider range of shopping and leisure facilities. For those who enjoy the outdoors, the nearby Moss Valley offers attractive walking routes, while Rother Valley Country Park provides opportunities for a variety of outdoor pursuits. The village also benefits from excellent transport links to the M1 motorway network and Sheffield city centre.



- 3 Bedroom Mid Town House
- Fully Refurbished
- Newly Rendered Front and Back
- Driveway
- Newly Fitted Stylish Kitchen and Bathroom

- Replastered throughout
- New Combination Boiler and Central Heating System
- New Floor Coverings Throughout
- Excellent Local Amenities, Popular Location
- Council Tax Band A

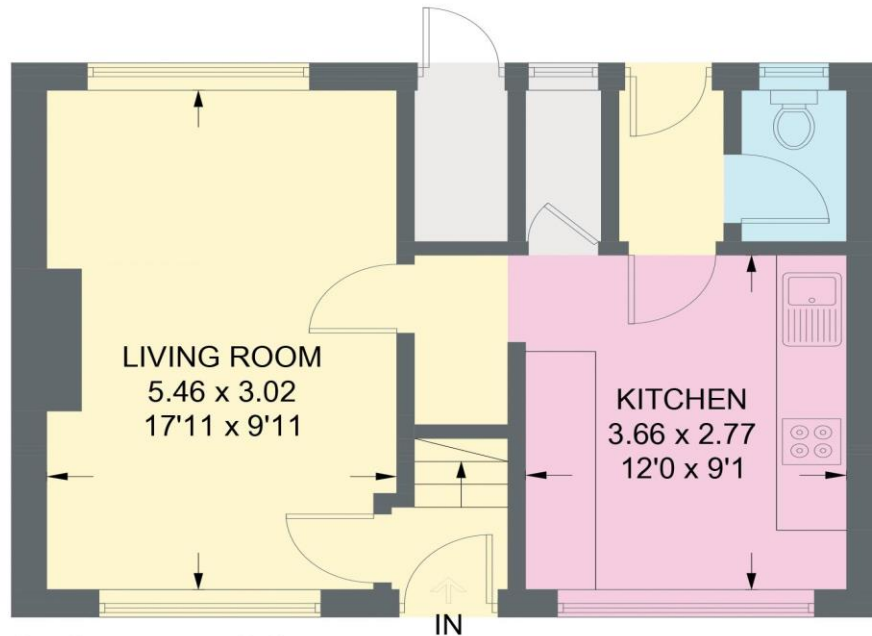


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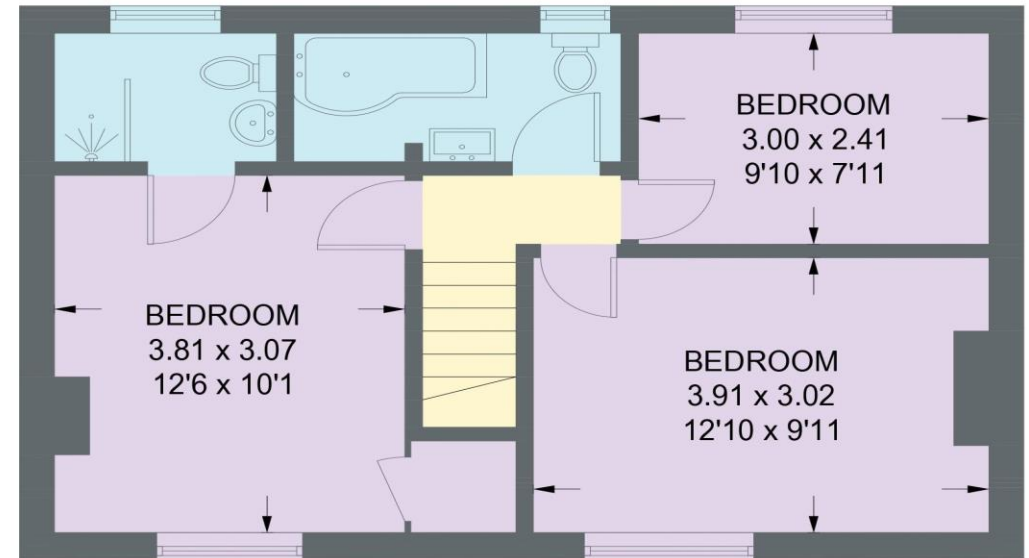
APPROXIMATE GROSS INTERNAL AREA = 79.2 SQ M / 852 SQ FT

EXTERNAL CUPBOARD = 1.4 SQ M / 15 SQ FT

TOTAL = 80.6 SQ M / 867 SQ FT



GROUND FLOOR
35.6 SQ M / 383 SQ FT



FIRST FLOOR
43.6 SQ M / 469 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.