



## Moonshine Lane

Sheffield, S5 8RG

Asking Price £230,000

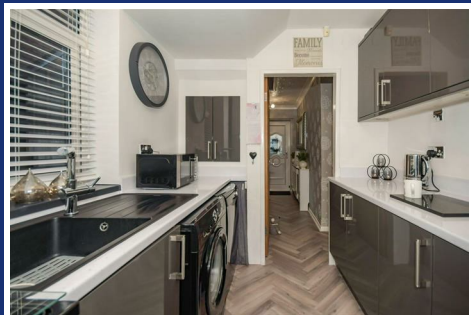
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- 3 BED SEMI DETACHED
- TASTEFUL THROUGHOUT
- TURN KEY PROPERTY - JUST MOVE IN
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- NO UPWARD CHAIN
- WELL LANDSCAPED GARDEN
- MODERN FIXTURES AND FITTINGS
- GREAT DIMENSIONS
- COUNCIL TAX B

# Moonshine Lane

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**NO UPWARD CHAIN!** Nestled on the popular Moonshine Lane in Sheffield, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and stylish home. With no upward chain, you can move straight in and begin enjoying all that this property has to offer.

The house boasts a beautifully designed open plan living and dining room, perfect for both relaxation and entertaining. The tasteful decor throughout the property is complemented by contemporary fixtures and fittings, creating a modern yet inviting atmosphere.

This residence features three well-proportioned bedrooms, all with fitted storage, providing ample space for families or those wishing to have a guest room or home office. The bathroom is conveniently located and designed for both functionality and comfort.

Step outside to discover a tranquil, well-landscaped garden, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

Briefly comprising entrance porch, hallway, living room/dining, kitchen, conservatory, master bedroom, two further bedrooms and family bathroom.

Location is key, and this property does not disappoint. It is within walking distance to a variety of amenities, ensuring that daily needs are easily met. Additionally, a direct road leads to Sheffield city centre, making commuting a breeze. The area is well-served by good bus transport links and is surrounded by reputable schools, making it an excellent choice for families.

In summary, this semi-detached house on Moonshine Lane is a wonderful blend of modern living and convenience, making it a must-see for anyone looking to settle in Sheffield.



## PORCH

Through a uPVC door leads into a roomy entrance porch, offering a great cloak room space, complete with lighting and door leading into the hallway.

## ENTRANCE HALLWAY

Through a glazed uPVC door leads into an inviting entrance hall, a great impression on any guest. comprising wall mounted radiator, storage cupboard with alarm panel, stairs rising to the first floor and doors leading to the living room and kitchen.

## LIVING ROOM / DINING

13'11 x 11'6 (4.24m x 3.51m)

An elegant living area hosting a modern fireplace with a flame effect electric fire creating a great focal point to the room and cosy feel in the wintry months, also comprising uPVC dual aspect windows, wall mounted radiator and aerial point.

## KITCHEN

7'10 x 7'3 (2.39m x 2.21m)

A stylish galley kitchen offering an array of 'on trend' grey gloss wall and base units offering ample storage space, contrasting white sparkle work surfaces, freestanding gas oven and hob, dishwasher, washing machine, inset composite sink and drainer with chrome mixer tap, uPVC window and door leading to the conservatory and rear garden.

## CONSERVATORY

17'5 x 7'3 (5.31m x 2.21m)

Allowing you to enjoy the garden all year round and giving you that extra living space to use as you wish, comprising wall mounted electric fire, storage cupboard with space for fridge/freezer, electrics and uPVC French doors opening out into the garden.

## MASTER BEDROOM

11'6 x 11'6 (3.51m x 3.51m)

A sumptuous master suite, this light and calming bedroom hosts a large bay front; facing uPVC window; drenching the room in natural light, handy built in sliding mirrored wardrobes and wall

mounted radiator.

## BEDROOM 2

11'6 x 11'2 (3.51m x 3.40m)

A good sized double bedroom, hosting an array of sliding grey mirrored fitted that also houses the boiler, wall mounted radiator, telephone point and rear facing uPVC window.

## BEDROOM 3

6'11 x 5'11 (2.11m x 1.80m)

A single bedroom, could also be used as home office or nursery, comprising built in sliding mirrored wardrobes, wall mounted radiator and front facing uPVC window.

## BATHROOM

7'3 x 5'3 (2.21m x 1.60m)

A contemporary family bathroom, fully tiled with on trend tones, white gloss vanity unit with inset ceramic sink and low flush WC, walk in shower with built in wall shelves and luxurious chrome drench shower, wall mounted grey heated towel rail, inset sensor lighting, extractor fan and frosted uPVC window.

## EXTERIOR

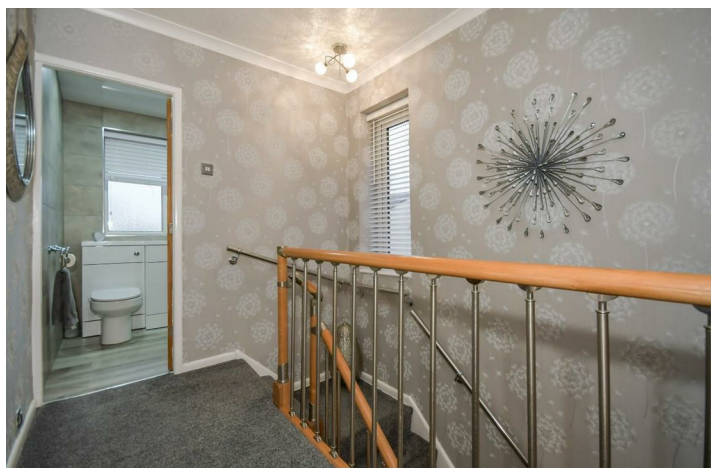
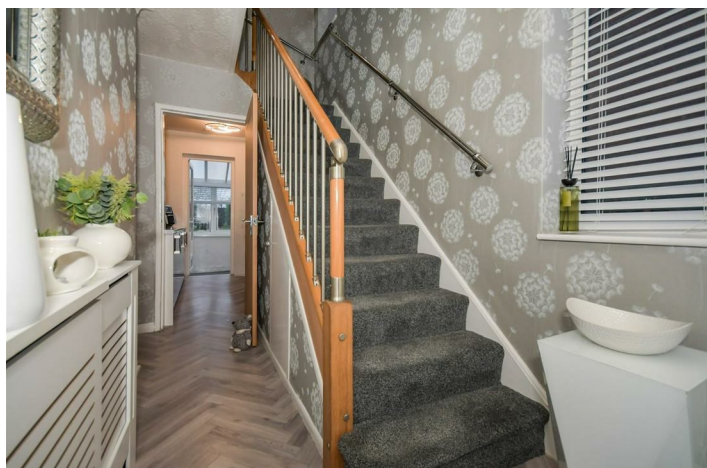
The front of the property boasts great kerb appeal with a driveway providing off road parking and a low maintenance, raised front garden with established shrubs and steps rising up to the property. To the rear of the property is a well manicured and landscaped, walled, sun trap of a garden, boasting a sizeable slabbed patio with gazebo over perfect for entertaining in the summer months or sitting out on an evening, further pebbled areas, shed with ample outdoor storage/shelving with electrics, outdoor tap, outdoor electrics, outdoor lighting and established, well stocked rockeries.

## Floorplan



Total floor area 95.0 sq.m. (1,022 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



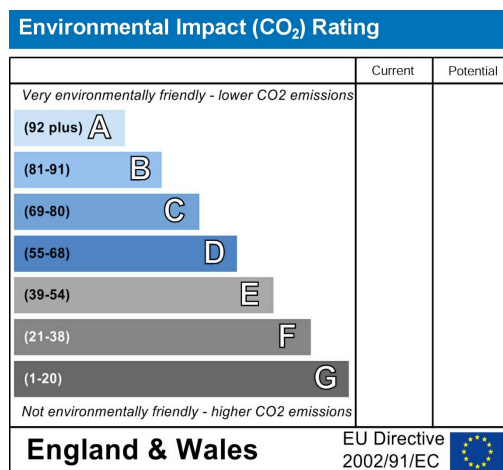
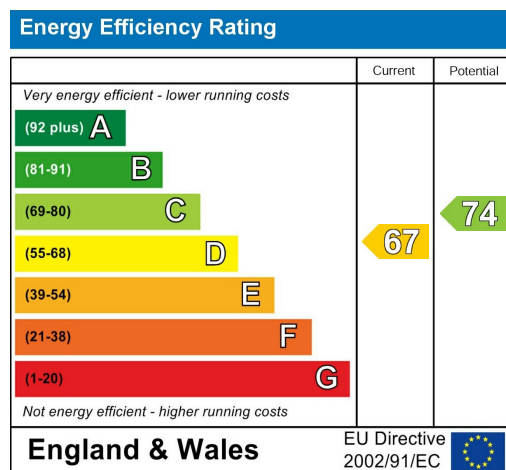








## Energy Efficiency Graph

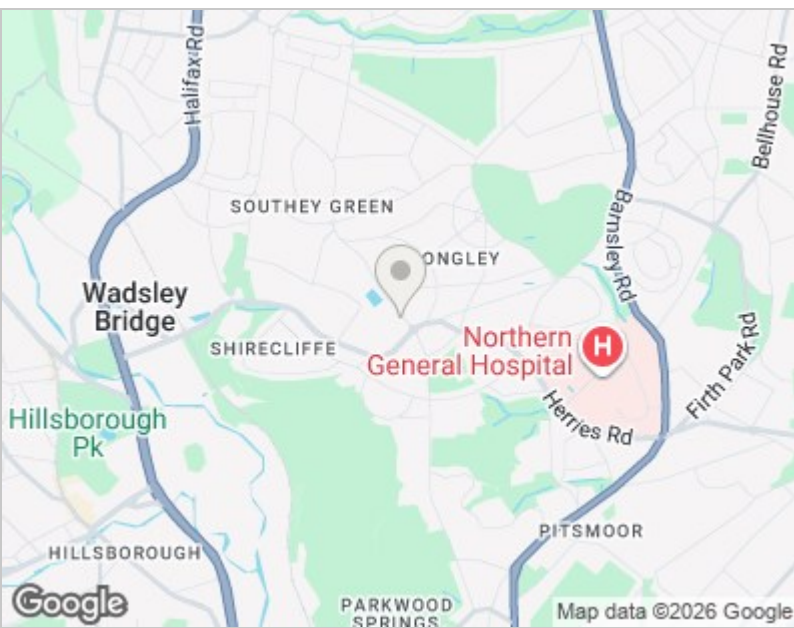


## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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