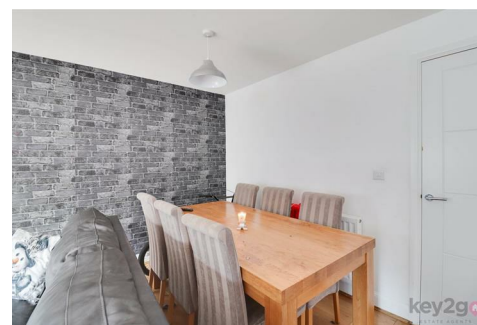


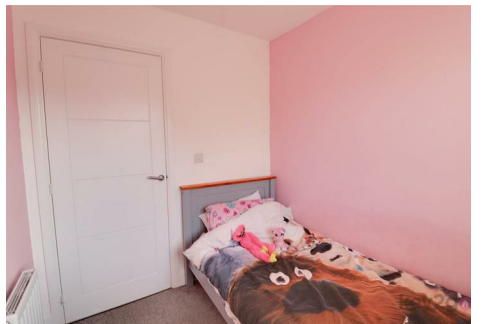
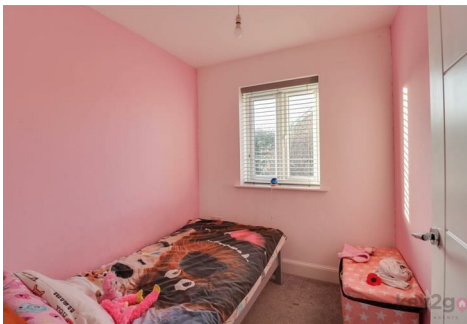
Marketing Preview



67 Ruby Lane, Mosborough, Sheffield, S20 5FH

£220,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



CHAIN FREE! *** GUIDE PRICE £220,000-£230,000 ***A

fantastic opportunity to purchase this three bedroom semi-detached property which is situated in a sought after area. Offering a lounge/diner, downstairs WC and modern kitchen. Also having off road parking for four cars and a private enclosed rear garden. Close to amenities and road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with neutral decor and wooden flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the kitchen, downstairs WC and lounge/diner.

DOWNSTAIRS WC 3'1" x 6'9"

Comprising of a close coupled WC, sink and vinyl flooring. Spotlighting, radiator and obscure glass window.

KITCHEN 7'6" x 10'6"

A modern and stylish kitchen with ample wall and base units and contrasting worktops. Integrated oven, gas hob and extractor fan. Integrated fridge/freezer and space for a washing machine and dishwasher. One and a half sink with a drainer and mixer tap. Ceiling light, radiator and window. Vinyl flooring.

LOUNGE/DINER 14'9" x 16'7"

A spacious reception room with wooden flooring, space for a dining table and a storage cupboard. Two ceiling lights, radiator and window to the rear. Double doors leading to the garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor and a storage cupboard. Doors to the three bedrooms and bathroom.

BEDROOM ONE 9'2" x 10'4"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front. Built in wardrobes and storage cupboard. Door to the ensuite.

ENSUITE

Comprising of a close coupled WC, sink and a walk in shower. Spotlighting, radiator and obscure glass window. Neutral decor and vinyl flooring.

BEDROOM TWO 7'9" x 10'10"

BEDROOM TWO 7'9" x 10'10"

A second double bedroom with carpeted flooring. Ceiling light, radiator and window.

BEDROOM THREE 6'8" x 7'3"

A single bedroom with carpeted flooring. Ceiling light, radiator and window.

BATHROOM 7'9" x 5'7"

Comprising of a bath, sink and close coupled WC. Spotlighting and radiator. Neutral decor and vinyl flooring.

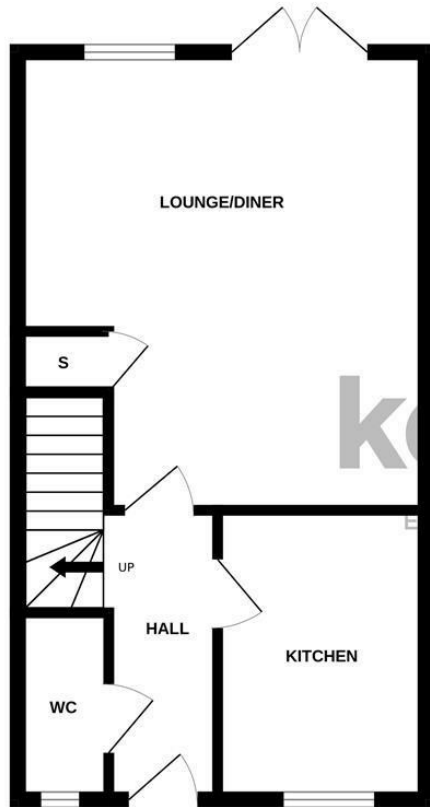
OUTSIDE

To the rear of the property is a private, enclosed and low maintenance, south west facing garden with a lawn area and patio area.

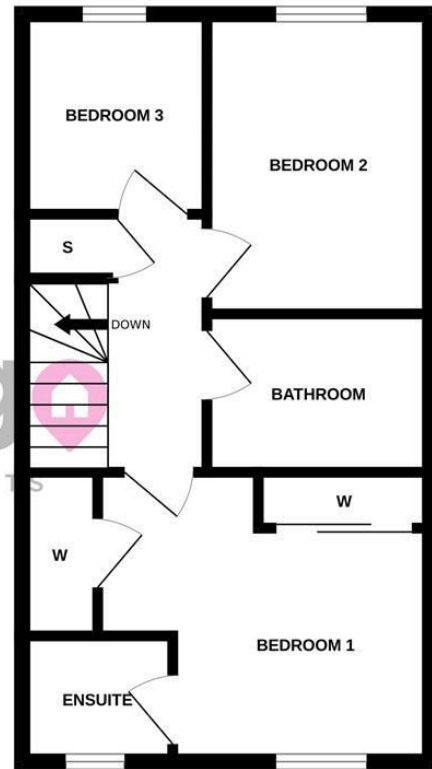
PROPERTY DETAILS

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

GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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