

## Marketing Preview



**32 South Street, Mosborough, Sheffield, S20 5DF**

**£180,000**

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



A fantastic opportunity to purchase this two bedroom terraced cottage which is situated on a sought after road in a desirable village. Offering an enclosed garden, conservatory and a modern kitchen and bathroom. On the doorstep to the open countryside and close to schools and bus routes. Great road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or families alike!

- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

## SUMMARY

A fantastic opportunity to purchase this two bedroom terraced cottage which is situated on a sought after road in a desirable village. Offering an enclosed garden, conservatory and a modern kitchen and bathroom. On the doorstep to the open countryside and close to schools and bus routes. Great road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or families alike!

## LOUNGE 11'10" x 11'1"

Enter via a uPVC door into the lounge with feature painted walls, laminate flooring and a feature fireplace. Wall lighting, radiator and window to the front. Door to the inner hallway.

## INNER HALL

Having carpeted flooring, the stair rise to the first floor and a door to the breakfast kitchen.

## BREAKFAST KITCHEN 11'8" x 12'3"

Fitted with ample wall and base units, wood effect worktops and tiled splash back. One and a half sink with a drainer and hose mixer tap. Integrated fridge and freezer. Space for a freestanding cooker, dishwasher and under counter space for a washing machine. Spot lighting, radiator and window to the rear. Cupboard housing the boiler, under stairs storage cupboard and a door to the conservatory.

## CONSERVATORY 8'2" x 11'1"

A great extra living space with a feature painted wall and tiled flooring. Patio doors to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with access to the loft and doors to the two bedrooms and bathroom.

## BEDROOM ONE 11'11" x 11'1"

A generous sized double bedroom with a feature painted wall, laminate flooring and an over stairs storage cupboard. Ceiling light, radiator and window to the front.

## BEDROOM TWO 5'10" x 12'5"

A single bedroom with a feature wallpapered wall and laminate flooring, Ceiling light, radiator and window to the rear with unreal countryside views.

## BATHROOM 5'3" x 9'0"

Comprising of a bath with an overhead and handheld shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls, tiled flooring and a storage cupboard.

## OUTSIDE

Having shared access for four neighbours. An enclosed garden with a lawn, shrubbery and a pebbled area. Also having a brick built outhouse.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED



TOTAL FLOOR AREA: 705 sq.ft. (65.5 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>78</b> |
| (55-68) <b>D</b>                            | <b>59</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 2002/91/EC |           |



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