

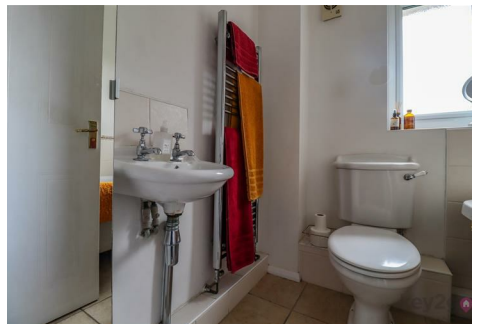
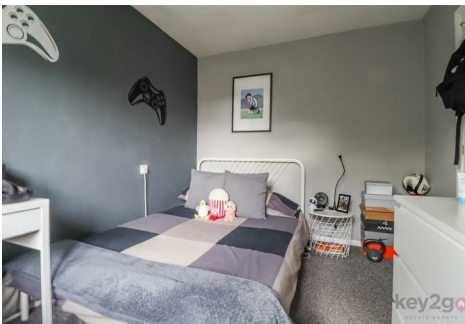
## Marketing Preview



**72 Plumbley Hall Road, Mosborough, Sheffield, S20 5EG**

**£260,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**



A fantastic opportunity to purchase this three-bedroom semi-detached property, situated on a sought-after road. Immaculately presented throughout and ready to move straight into, the home offers a downstairs WC, a master bedroom with ensuite, and a stylish family bathroom. Externally, there is off-road parking and an enclosed, generous-sized rear garden, while the property is positioned on the doorstep of the countryside. Ideally located close to amenities and with excellent road links to the M1 Motorway, Sheffield City Centre, and Chesterfield. Perfect for first-time buyers or families alike!

## SUMMARY

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A welcoming hallway provides access to the downstairs WC and the bright, airy lounge, which features the stair rise to the first floor. A further door opens into the kitchen/diner, with doors leading to the rear garden and access to an under stairs storage cupboard.

The first floor comprises a large double bedroom with a newly refurbished ensuite shower room, a second double bedroom, and a single bedroom to the front. A modern bathroom with a freestanding bath completes the floor.

The outside of the property benefits from a driveway to the side, providing off-road parking for one car. The generous, enclosed rear garden features a lawn with mature trees and shrubbery.

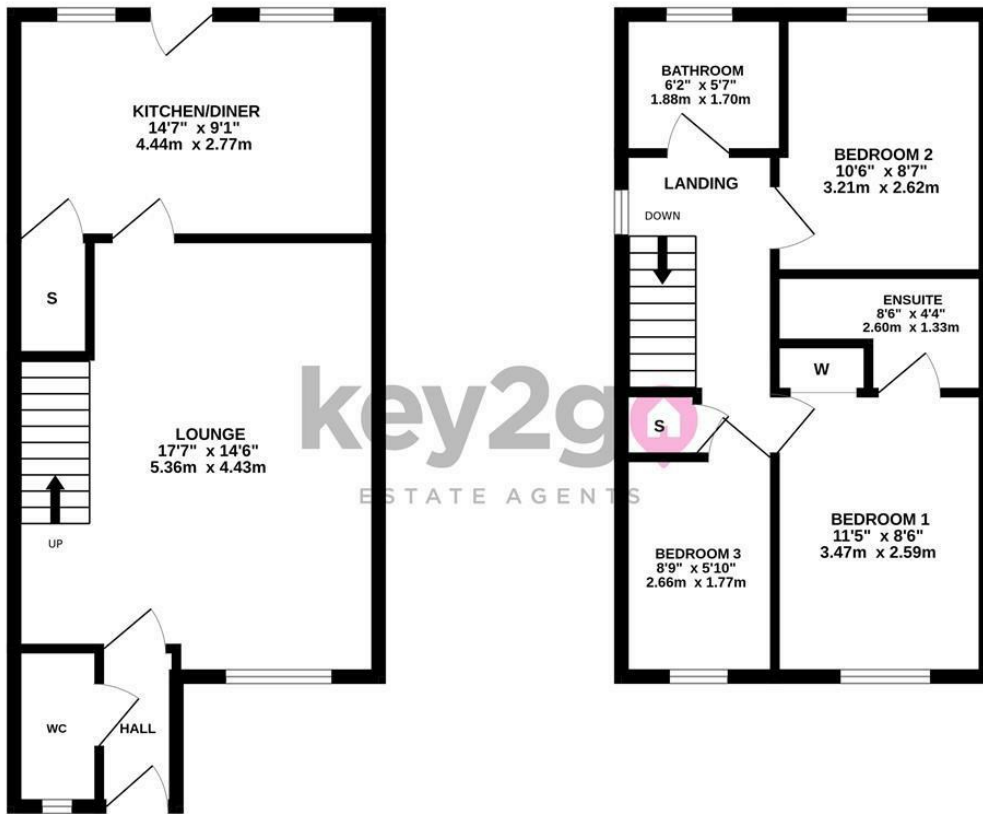
## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR

1ST FLOOR



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>		
(55-68) <b>D</b>	<b>65</b>	<b>73</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	

