

Marketing Preview



36 Station Road, Mosborough, Sheffield, S20 5AD

£225,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A unique opportunity to purchase this generous sized two bedroom semi-detached bungalow which is situated in a sought after area. Being extended, stone built and ready to move into. Also having an extra storage room/dressing room, off road parking and a low maintenance and enclosed rear garden. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway.

SUMMARY

CHAIN FREE! A unique opportunity to purchase this generous sized two bedroom semi-detached bungalow which is situated in a sought after area. Being extended, stone built and ready to move into. Also having an extra storage room/dressing room, off road parking and a low maintenance and enclosed rear garden. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway.

HALLWAY

Enter via a side uPVC door into the hallway with neutral decor and carpeted flooring. Two ceiling lights, radiator and access to the loft. Doors to the kitchen, lounge/diner, two bedrooms, store room and shower room.

KITCHEN 6'10" x 9'1"

Fitted with wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer. Oven, hob and extractor fan. Under counter space for a fridge, freezerr and washing machine. Spotlighting, vinyl flooring and window to the front.

LOUNGE/DINER 10'2" x 21'1"

A spacious reception room with neutral decor, carpeted flooring and a feature fireplace. Two ceiling lights, radiator and window to the front.

BEDROOM ONE 8'9" x 15'9"

A extended double bedroom with neutral decor and carpeted flooring. Two ceiling lights, radiator and patio doors to the garden.

BEDROOM TWO 8'2" x 9'6"

A small double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

STORE ROOM 5'6" x 6'3"

Could be used as a dressing room or office with neutral decor and carpeted flooring. Ceiling light, radiator and side window.

SHOWER ROOM 5'6" x 7'6"

Comprising of a shower cubicle with an overhead electric shower, vanity wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

To the front of the property is a tarmac driveway with off road parking for up to three cars, shrubbery and a secure gate to the rear.

To the rear of the property is a pebbled area, lawn area and shed. Fencing and hedging to the boundary.

PROPERTY DETAILS

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

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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		
(81-91) B		87
(69-80) C	71	
(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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