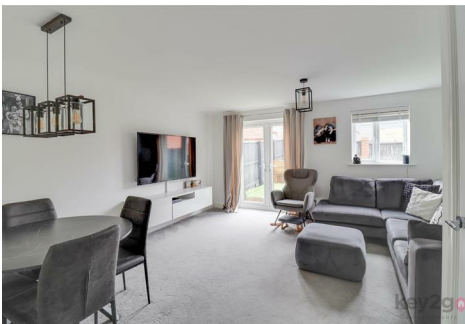


## Marketing Preview



**59 Ruby Lane, Mosborough, Sheffield, S20 5FH**

**£240,000**

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



**\*\* GUIDE PRICE £240,000 - £250,000 \*\*** A fantastic opportunity to purchase this modern, ready to move into three bedroom semi-detached property. Offering a downstairs WC, master bedroom with en-suite and a stunning kitchen. Also benefiting from ample storage throughout, an enclosed rear garden and off road parking for two cars. Situated in a popular area close to amenities and with excellent road links to the City Centre and M1 Motorway.

## SUMMARY

**\*\* GUIDE PRICE £240,000 - £250,000 \*\*** A fantastic opportunity to purchase this modern, ready to move into three bedroom semi-detached property. Offering a downstairs WC, master bedroom with en-suite and a stunning kitchen. Also benefiting from ample storage throughout, an enclosed rear garden and off road parking for two cars. Situated in a popular area close to amenities and with excellent road links to the City Centre and M1 Motorway.

Enter into the hallway with a storage cupboard, stair rise to the first floor and doors to the kitchen, lounge/diner and downstairs WC. The kitchen is fitted with ample wall and base units, an oven, hob and extractor fan, along with a built-in fridge/freezer. The downstairs WC comprises a WC and wash basin. The lounge/diner is generously sized, featuring a storage cupboard, space for a dining table and double doors opening onto the rear garden.

Stairs rise to the first floor landing with doors to the three bedrooms, bathroom and a storage cupboard. Bedroom one is a double bedroom with sliding wardrobes, an additional storage cupboard and a door to the en-suite, which comprises a shower cubicle, WC and wash basin. Bedroom two is a double bedroom with a window overlooking the rear. Bedroom three is a single bedroom, also with a window overlooking the rear. The bathroom is generously sized and fitted with a bath, wash basin and WC.

To the front of the property is a driveway providing off road parking for two cars.

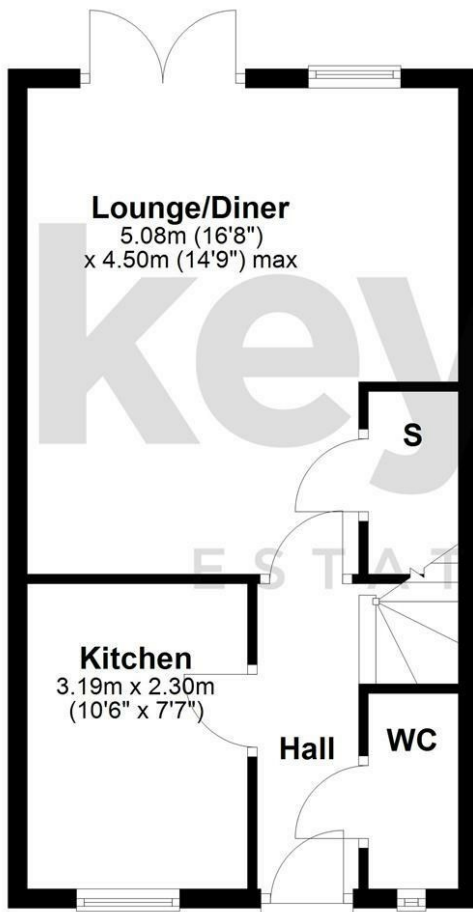
The rear garden is enclosed and low maintenance, featuring an artificial lawn with steps leading up to a further artificial lawned area, all enclosed by fencing.

## PROPERTY DETAILS

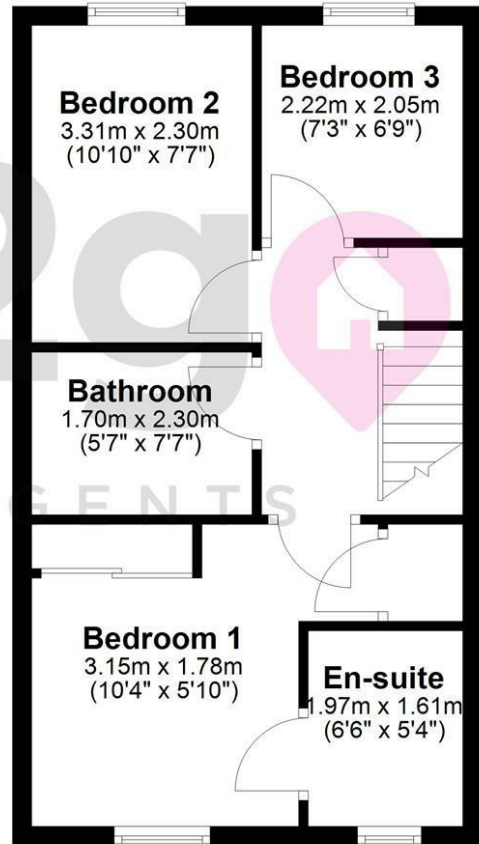
- FREEHOLD - 6 MONTHLY MANAGEMENT FEE OF AROUND £90
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	

