

## Marketing Preview



**240 Moorthorpe Way, Owlthorpe, Sheffield, S20 6PA**

**£290,000**

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





Don't miss your opportunity to purchase this beautifully presented throughout finished to a high standard detached bungalow. Offering off road parking, garage and modern kitchen and bathroom. Close to great amenities, tram routes and road links to Sheffield City Centre and M1 Motorway.

## SUMMARY

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## HALLWAY

Enter through campsite door into hallway with wood engineered oak flooring. Access to loft and storage cupboard.

## LOUNGE 14'4" x 10'11"

A spacious lounge with neutral decor and oak wood flooring. Spot lighting, radiator and feature fireplace with electric fire. Three windows and access to kitchen.

## KITCHEN/DINER 17'10" x 9'4"

A modern open plan high spec kitchen fitted with wall and base units, quartz worktops and integrated appliances. Fridge/freezer, oven, microwave and combi boiler. Extractor, sink and radiator. Spot lighting and space for dining table. Window, door and double doors leading to rear.

## BEDROOM ONE 14'3" x 16'7"

A double bedroom with neutral decor and engineered oak flooring. Spot lighting, radiator and two windows. Built in wardrobe and drawers.

## BEDROOM TWO 8'11" x 12'8"

A second double bedroom with neutral decor and engineered oak flooring. Spot lighting, radiator and window. Built in wardrobe.

## BATHROOM 5'5" x 9'5"

A modern bathroom comprising of walk in shower with over head and hand held shower, glass shower screen, WC and sink. Spot lighting, vertical radiator and obscure glass window. Tiled flooring to ceiling and two storage cupboard.

## OUTSIDE

The property has a driveway, lawn and railings to the front.

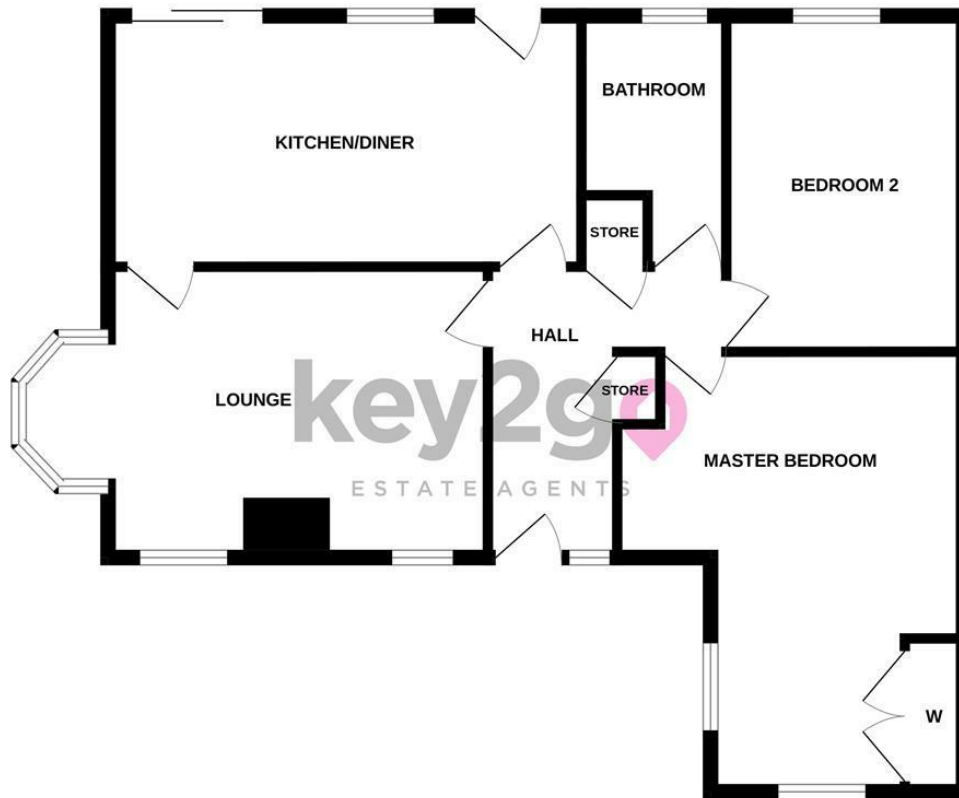
To the rear of the property is a private south facing garden, lawn and patio area. Access to the garage.

## PROPERTY DETAILS

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



GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	

