

## Marketing Preview



**15 William Close, Mosborough, Sheffield, S20 5DP**

**£210,000**

**Bedrooms 2, Bathrooms null, Reception Rooms null**



CHAIN FREE! A unique opportunity to purchase this two double bedroom extended semi-detached property which is situated on a cul-de-sac. Offering a converted garage and off road parking. Short walk away to amenities, schools and the countryside. Road links to the M1 Motorway and Sheffield City Centre, Perfect for first time buyers or buyers looking to downsize!

## SUMMARY

CHAIN FREE! A unique opportunity to purchase this two double bedroom extended semi-detached property which is situated on a cul-de-sac. Offering a converted garage and off road parking. Short walk away to amenities, schools and the countryside. Road links to the M1 Motorway and Sheffield City Centre, Perfect for first time buyers or buyers looking to downsize!

## KITCHEN 11'9" x 10'0"

Enter via a composite door into the kitchen which is fitted with wall and base units, contrasting worktops and tiled splash back. Oven, hob and extractor fan. Under counter space for a washing machine. Ceiling light, radiator and window to the front. Tiled flooring and doors to the stairway and lounge/diner.

## LOUNGE 20'7" x 13'8"

An extended living space with a feature wallpapered wall and wooden flooring. Two ceiling lights, two radiators and a window to the rear. Sliding patio doors to the rear and doors to the snug/office and under stairs storage cupboard. Door to the rear porch with a uPVC door to the rear garden.

## OFFICE/SNUG 8'2" x 10'2"

A converted garage which is now a multifunctional space with white walls and carpeted flooring. Ceiling light and radiator.

## STAIRS/LANDING

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

## BEDROOM ONE 9'10" x 8'7"

A good sized double bedroom with wallpapered walls, carpeted flooring and fitted wardrobes. Spotlighting, radiator and window to the rear.

## BEDROOM TWO 9'6" x 8'5"

A double bedroom with a feature wallpapered wall, vinyl flooring and fitted wardrobes. Ceiling light, radiator and window to the front.

## BATHROOM 5'9" x 6'3"

A modern bathroom having a bath with an overhead electric shower, vanity wash basin and close coupled WC. Spotlighting and ladder style radiator. Fully tiled walls and vinyl flooring.

## OUTSIDE

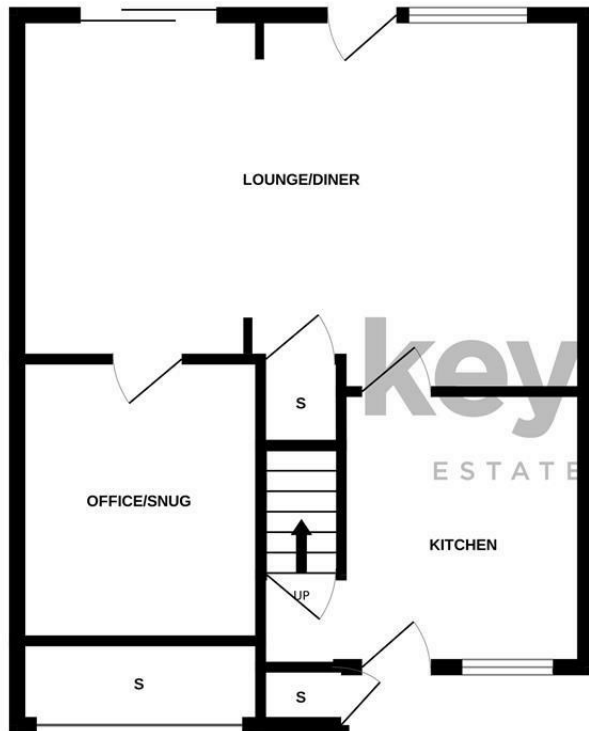
To the front of the property is a lawn area, a double driveway, a storage cupboard and a garage for storage.

To the rear of the property is a patio'd garden with mature trees and shrubbery. Gate leading to High Street.

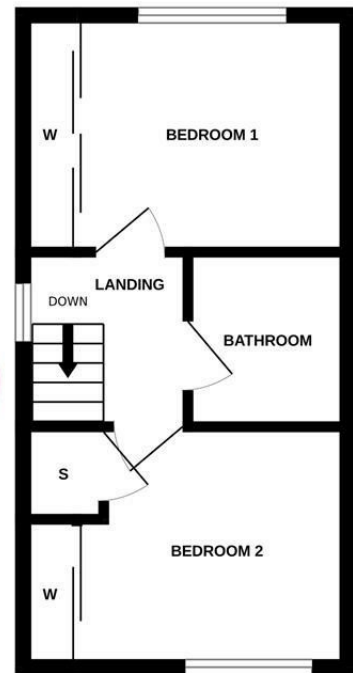
## PROPERTY DETAILS

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

GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 77        |
| (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 |           |



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