

## Marketing Preview

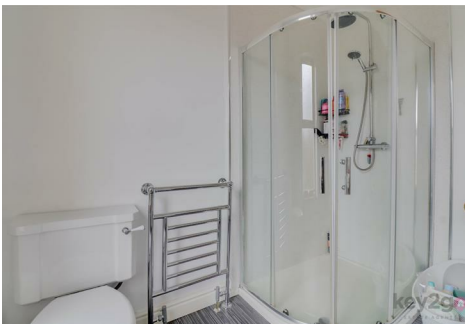


**4 Cadman Street, Mosborough, Sheffield, S20 5BU**

**£220,000**

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





**\*\* GUIDE PRICE £220,000 - £230,000 \*\*** A fantastic opportunity to purchase this three double bedroom terraced property, ideally situated in the highly sought-after Mosborough Village. The property offers two reception rooms, a useful utility room and a cellar. Externally, there is a generous enclosed rear garden, perfect for families or entertaining. Conveniently located close to local amenities with excellent road links to Sheffield City Centre, Chesterfield and the M1 Motorway, this home is ideal for first-time buyers or families alike.

## SUMMARY

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Enter into the welcoming hallway with the stair rise to the first floor and doors leading to the lounge and kitchen/diner. The lounge is generously sized and cosy, featuring a log-burning fireplace and a large front-facing window. The kitchen/diner is fitted with wall and base units, offers space for a range cooker and provides ample room for a dining table. A door from the kitchen/diner leads through to the utility room, which includes a sink, additional wall and base units, and space for a full-height fridge/freezer and washing machine/tumble dryer. From the utility room, there is access to the cellar and a further door leading out to the rear garden.

Stairs rise to the first floor landing, which provides access to bedroom two, a bright and generously sized double bedroom with built-in wardrobes, bedroom three, which is a further well-proportioned double bedroom, and the bathroom, fitted with a shower cubicle, WC and wash basin. A further door from the landing leads to the staircase rising to bedroom one.

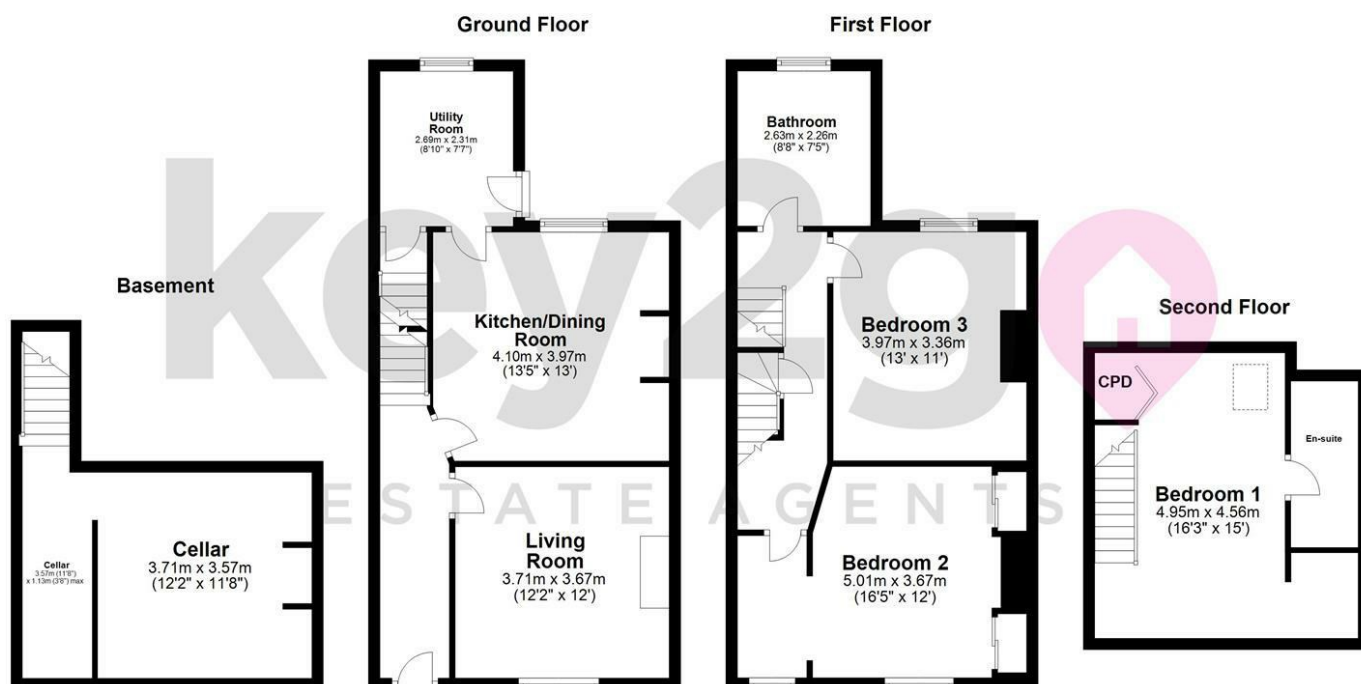
Bedroom one is a generously sized double bedroom featuring a Velux-style window, useful storage cupboards, and a door leading to the en-suite. The en-suite is fitted with a shower cubicle, wash basin and WC.

To the rear of the property is a generously sized, enclosed garden featuring two patio areas, a lawn, and a pathway leading to the far end of the garden, where there is a shed. The garden is fully enclosed by fencing and boundary walls, creating a private and secure outdoor space.

## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 