

Marketing Preview



90 Plumbley Hall Road, Mosborough, Sheffield, S20 5EG

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



ATTENTION FIRST TIME BUYERS! An internal inspection is a must to appreciate this stylish, two double bedroomed town house which is situated in the highly sought after village of Mosborough. Having an ultra modern kitchen and bathroom, a maintenance free rear garden and off road parking for two cars! Well positioned for main bus routes and on the doorstep to miles of countryside and woodland walks!

- COMBI BOILER
- FREEHOLD
- COUNCIL TAX BAND B

SUMMARY

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HALLWAY

Entrance via a UPVC door into the useful hallway with neutral decor, laminate flooring, ceiling light and a door to the lounge.

LOUNGE 12'9" x 16'0"

A bright and airy living room with carpeted flooring, neutral decor and a ceiling light. Radiator, TV point and stairs rise to the first floor. A door to the kitchen/diner.

KITCHEN/DINER 12'7" x 8'8"

A stunning kitchen/diner fitted with ample high gloss wall and base units, contrasting worktops and tiled splash back. Sink with drainer and mixer tap. Double oven, induction hob and extractor fan. Space for a full height fridge/freezer. Integrated dishwasher and under counter space for a washing machine. Spot lights and ceiling light. Radiator and a window overlooking the rear garden. UPVC door to the outside, under stairs storage cupboard and laminate flooring.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a ceiling light and access to the partially boarded loft. Doors to the two bedrooms and bathroom.

BEDROOM ONE 10'6" x 9'4"

A good sized double bedroom with neutral decor, built in wardrobes and carpeted flooring. Ceiling light, radiator and a window to the rear with far open views.

BEDROOM TWO 12'7" x 8'10"

A second double bedroom with neutral decor, carpeted flooring and two windows to the front. Ceiling light, radiator and a cupboard houses the boiler.

BATHROOM

A stylish bathroom comprising of a bath with an over head and handheld shower, vanity unit with wash basin and close coupled WC. Spot lights, chrome ladder style radiator, fully tiled walls and tiled flooring.

OUTSIDE

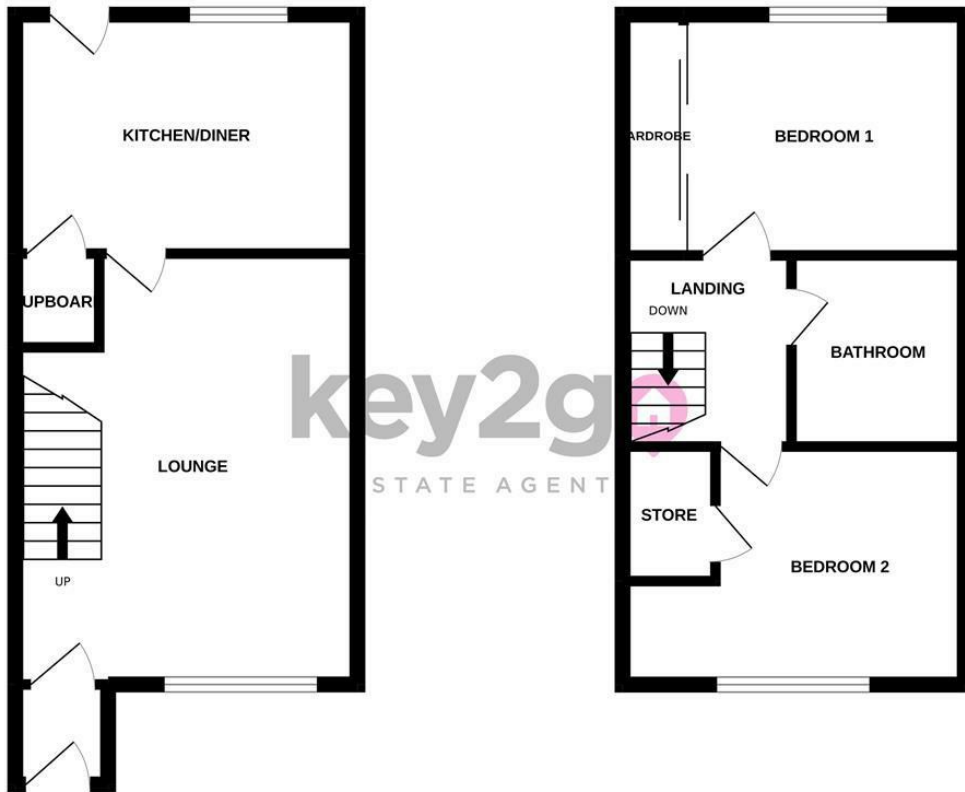
To the rear of the property is a low maintenance, enclosed garden with a patio area, pebbled area and decking. Flower bed and fencing to the boundary. Gate leads to the communal car park with a private driveway providing off road parking for two cars.

PROPERTY DETAILS

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

GROUND FLOOR

1ST FLOOR



key2go
STATE AGENT

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		86
(69-80) C		
(55-68) D	63	
(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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