



## Marketing Preview



**7 Duke Street, Mosborough, Sheffield, S20 5DG**

**£180,000**

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



**\*\* GUIDE PRICE £180,000 - £190,000 \*\*** A fantastic opportunity to purchase this two double bedroom, semi-detached property which is situated in a desirable location. Being well presented and modern throughout and having a private and enclosed rear garden. Close to a range of amenities and road links to the M1 Motorway and City Centre. Perfect for first time buyers!

## SUMMARY

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## HALLWAY

Enter via uPVC door into the hallway with neutral decor and laminate flooring. Ceiling light, radiator and storage cupboard. Doors to the kitchen and lounge/diner.

## LOUNGE 9'6" x 20'0"

A spacious reception room with neutral decor, feature panelling to one wall and carpeted flooring. Two ceiling lights, radiator and window. Double doors leading to the rear.

## KITCHEN 7'10" x 13'0"

A modern and stylish kitchen with ample wall and base units and contrasting worktops. Integrated oven, gas hob and extractor fan. Space for a washing machine, full height fridge freezer and dishwasher. One and a half sink with a drainer. Ceiling light, radiator and window. Storage cupboard and door to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light and window. Access to the loft and storage cupboard. Doors to the two bedrooms and bathroom.

## BEDROOM ONE 14'8" x 8'6"

A double bedroom with neutral decor, carpeted flooring and a storage cupboard. Ceiling light, radiator and window.

## BEDROOM TWO 9'6" x 10'5"

A second double bedroom with carpeted flooring and a storage cupboard. Ceiling light, radiator and window.

## BATHROOM 5'5" x 6'4"

A modern bathroom having a bath with a shower and glass screen, sink and close coupled WC. Ceiling light, radiator and obscure glass window. Vinyl flooring and part tiled walls.

## OUTSIDE

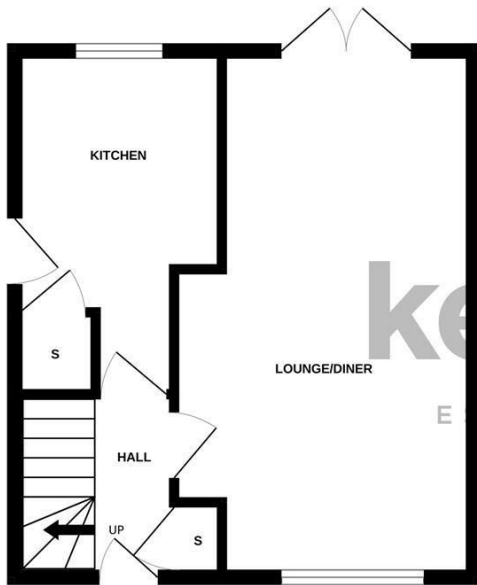
A generous sized front with a lawned area and path.

To the rear of the property is a private, enclosed and generous sized garden which is well presented and low maintenance. Having a lawn area, patio and two outhouses with electric.

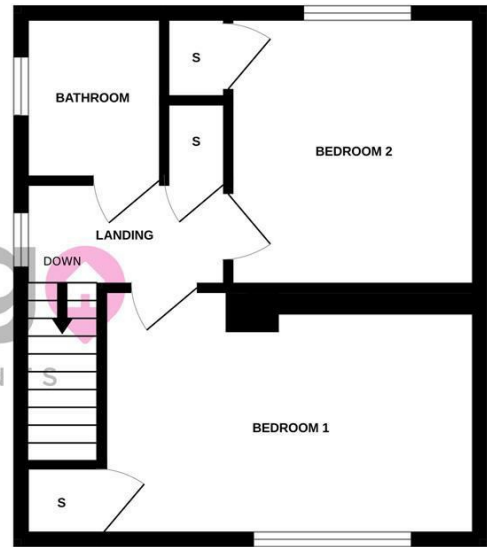
## PROPERTY DETAILS

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

GROUND FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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>86</b>
(69-80) <b>C</b>	<b>71</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	

