

Marketing Preview



71 Toll House Mead, Mosborough, Sheffield, S20 5EL

£200,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



Nestled within a quiet and highly sought-after estate in the heart of Mosborough, this beautifully maintained two double bedroomed semi-detached home offers the perfect space for a first time buyer or small family. Ready to move straight into, the property boasts spacious accommodation throughout, together with off-road parking and a useful carport. To the rear is an enclosed garden, ideal for relaxing or entertaining. Ideally positioned within this popular village location, the property enjoys excellent local amenities, well-regarded schools, and superb transport links, including regular bus routes to both Sheffield and Chesterfield.

SUMMARY

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A welcoming entrance porch provides a practical space for coats and shoes before leading into the bright and spacious lounge, featuring a front-facing window allowing for plenty of natural light, useful under-stairs storage cupboard, and staircase rising to the first floor.

A door leads through to the well-appointed kitchen/diner, offering an ideal space for everyday living and entertaining, with direct access to the enclosed rear garden.

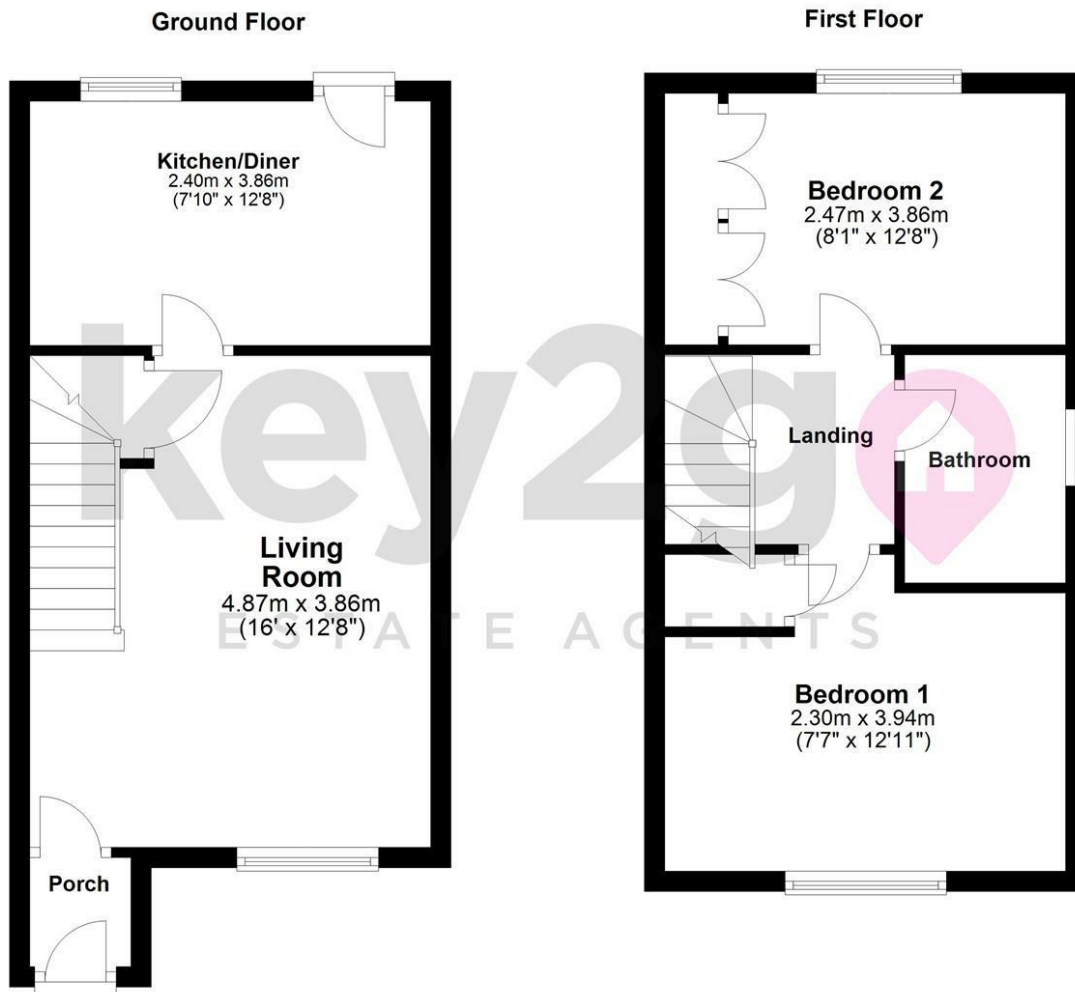
To the first floor, stairs rise to a spacious landing with access to the loft space. There are two generously sized double bedrooms, both benefiting from built-in storage and fitted wardrobes. A door leads to the family bathroom.

To the front of the property is a well-maintained lawned garden, alongside a driveway providing off-road parking. Gated access leads to the covered carport, offering additional parking or useful outdoor storage space. To the rear is a beautifully maintained enclosed garden, thoughtfully designed to provide the perfect outdoor space for relaxing and entertaining. Featuring a patio area, attractive decking, well-kept lawn, and decorative pebbled edging, the garden is enclosed by fencing to the boundary for added privacy.

PROPERTY DETAILS

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING - COMBI BOILER
- LEASEHOLD - 175 YEARS REMAIN - GROUND RENT - £55 PER ANNUM

FOR ROOM MEASUREMENTS, PLEASE SEE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85
England & Wales		EU Directive 2002/91/EC

