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ESTATE AGENTS

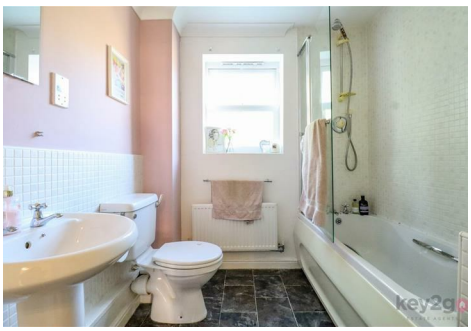
## Marketing Preview













**53 New School Road, Mosborough, Sheffield, S20 5ES**

**£150,000**

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












** GUIDE PRICE £150,000 - £160,000 ** Spacious and modern two-bedroom first-floor apartment situated in the ever-popular village of Mosborough. The property offers a master bedroom with en-suite, allocated parking space and well-presented accommodation throughout. Ideally positioned close to a range of good local amenities, with excellent transport links to the M1 motorway and Sheffield city centre, as well as good bus links nearby. An ideal opportunity for first-time buyers, investors or those looking to downsize.

## SUMMARY

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Deceptively spacious entrance hallway providing a welcoming approach to the property, leading into a bright and spacious living area with Juliette balcony. The well-appointed kitchen/diner offers ample wall and base units, while the property further benefits from a large double bedroom with access to a modern en-suite, a second double bedroom and a contemporary family bathroom.

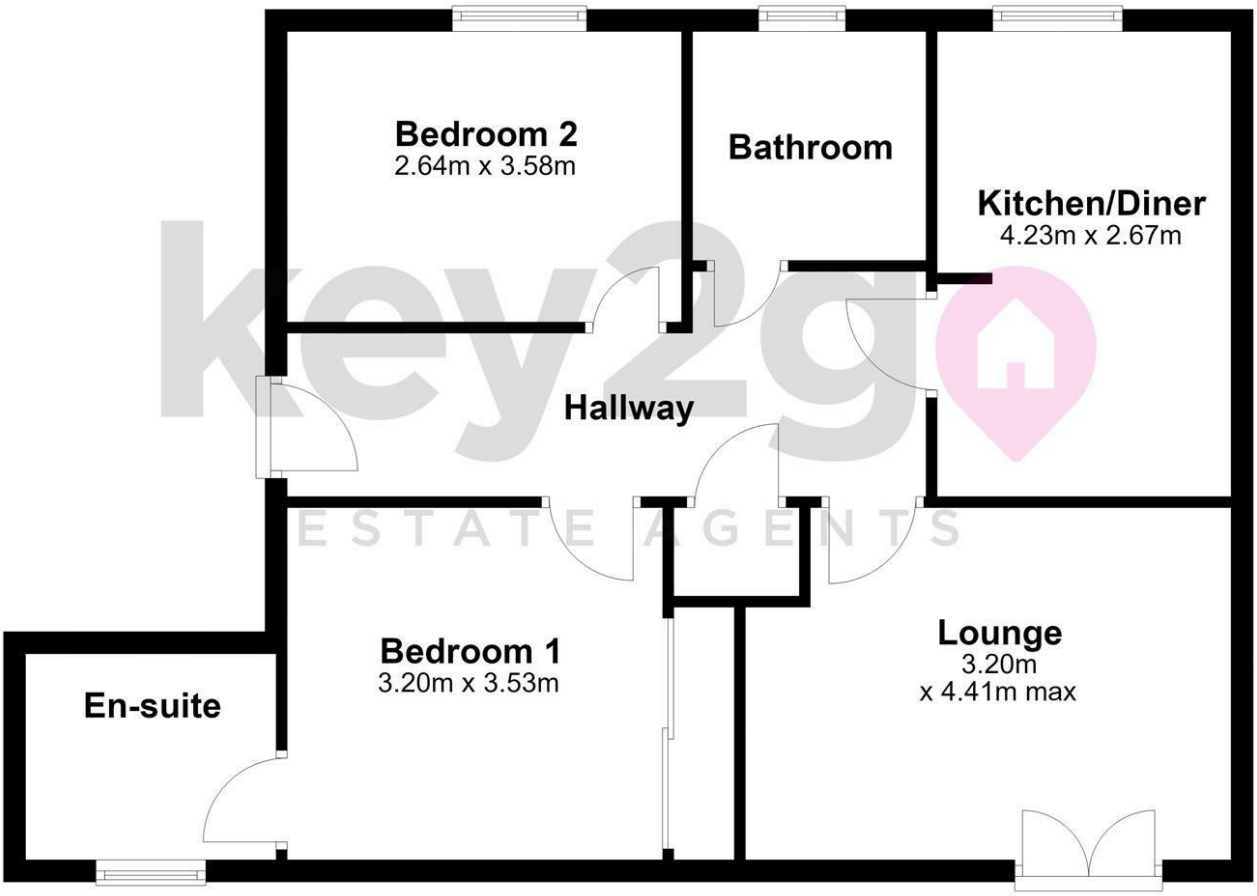
The property benefits from an allocated parking space, additional visitor parking, well-maintained communal gardens and a secure intercom entry system.

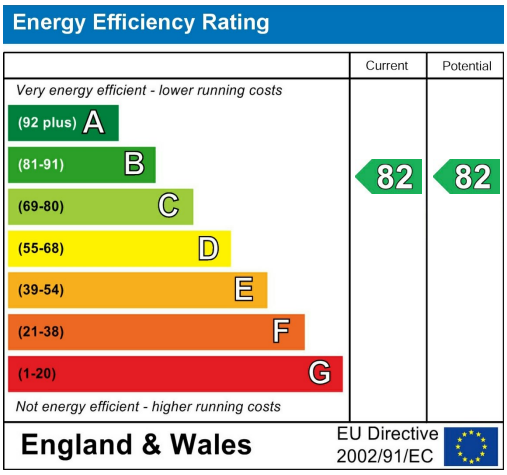
## PROPERTY DETAILS

- LEASEHOLD, 978 YEARS REMAINING, £300PA GROUND RENT, £1438.80PA PAID MONTHLY AT £119.90
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## First Floor







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