

Marketing Preview



14 Stone Street, Mosborough, Sheffield, S20 5AA

£155,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



GUIDE PRICE £155,000 - £160,000 CHAIN FREE!! A

fantastic opportunity to purchase this stylish and ready to move into two bedroom terraced property which is situated in a sought after village. Offering a stunning breakfast/kitchen, occasional attic room with access via a loft ladder and a low maintenance garden. Being close to great amenities, road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

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KITCHEN 12'9" x 10'4"

Enter via uPVC door into the kitchen with stylish wall and base units, wood effect worktops and tiled splash backs. Stainless steel sink with a drainer and mixer tap. Under counter space for a washing machine and space for a full height fridge/freezer. Fitted breakfast bar/dining table. Two ceiling lights, radiator and window. Wooden flooring, stair rise to the first floor and door to the lounge.

LOUNGE 12'7" x 11'11"

Having the original floorboards and a feature fireplace with a wooden beam. Ceiling light, radiator and patio doors to the rear.

STAIRS/LANDING

A oak stair rise to the first floor landing with two over head storage cupboards with one housing the boiler. Access to the loft/occasional room which has carpeted flooring, sockets and velux style window via a fixed loft ladder. Doors to the two bedrooms and bathroom.

BEDROOM ONE 9'10" x 9'10"

A double bedroom having a feature painted wall and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 7'4" x 12'0"

A second small double/single bedroom with a feature painted chimney breast, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BATHROOM 5'2" x 9'0"

Comprising of a bath with a mixer shower tap, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and vinyl flooring.

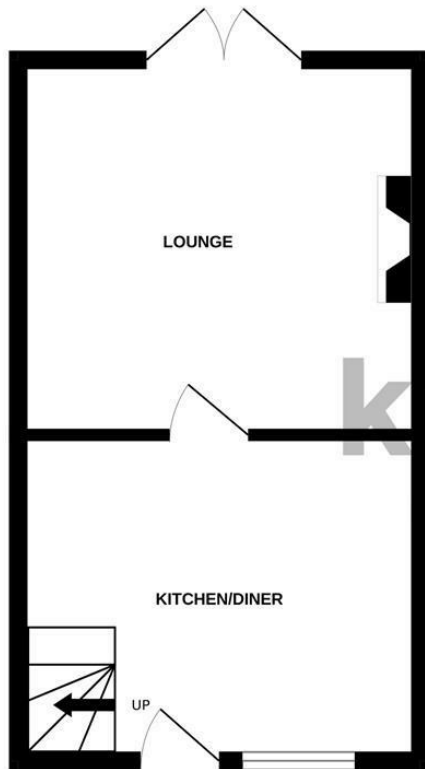
OUTSIDE

To the rear of the property is a shared row for neighbours with a well maintained and low maintenance garden with decking, lawn area and shrubbery.

PROPERTY DETAILS

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

GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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) A		
(81-91) B		79
(69-80) C	64	
(55-68) D		
(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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