

Marketing Preview



3 Cragdale Grove, Mosborough, Sheffield, S20 5DS

£210,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



GUIDE PRICE £210,000-£220,000A unique opportunity to purchase this modern and ready to move into two bedroom detached bungalow which is tucked into a cul-de-sac. Offering a landscaped garden, off road parking and a garage. Within walking distance to tram routes and Mosborough amenities. Ideal for a buyer looking to downsize!

SUMMARY

GUIDE PRICE £210,000-£220,000A unique opportunity to purchase this modern and ready to move into two bedroom detached bungalow which is tucked into a cul-de-sac. Offering a landscaped garden, off road parking and a garage. Within walking distance to tram routes and Mosborough amenities. Ideal for a buyer looking to downsize!

HALLWAY

Enter via a side uPVC door into the hallway with white walls and carpeted flooring. Ceiling light, radiator and access to the loft. Doors to the two storage cupboards, kitchen, lounge, two bedrooms and bathroom.

KITCHEN 6'7" x 9'2"

Fitted with wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Oven and hob. Under counter space for a washing machine. Ceiling light, laminate flooring and a window to the front.

LOUNGE 10'4" x 14'4"

Having a feature wallpapered wall and carpeted flooring. Ceiling light, wall lighting, radiator and window to the front.

BEDROOM ONE 8'7" x 12'3"

A double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM TWO 8'4" x 7'2"

A second bedroom which could be used as a dining room/sitting room with white walls and carpeted flooring. Ceiling light, radiator and patio doors to the rear.

BATHROOM 5'4" x 5'11"

Comprising of a bath with a mixer shower tap, pedestal sink and close coupled WC. Spotlighting, radiator and obscure glass window. Part tiled walls and laminate flooring.

OUTSIDE

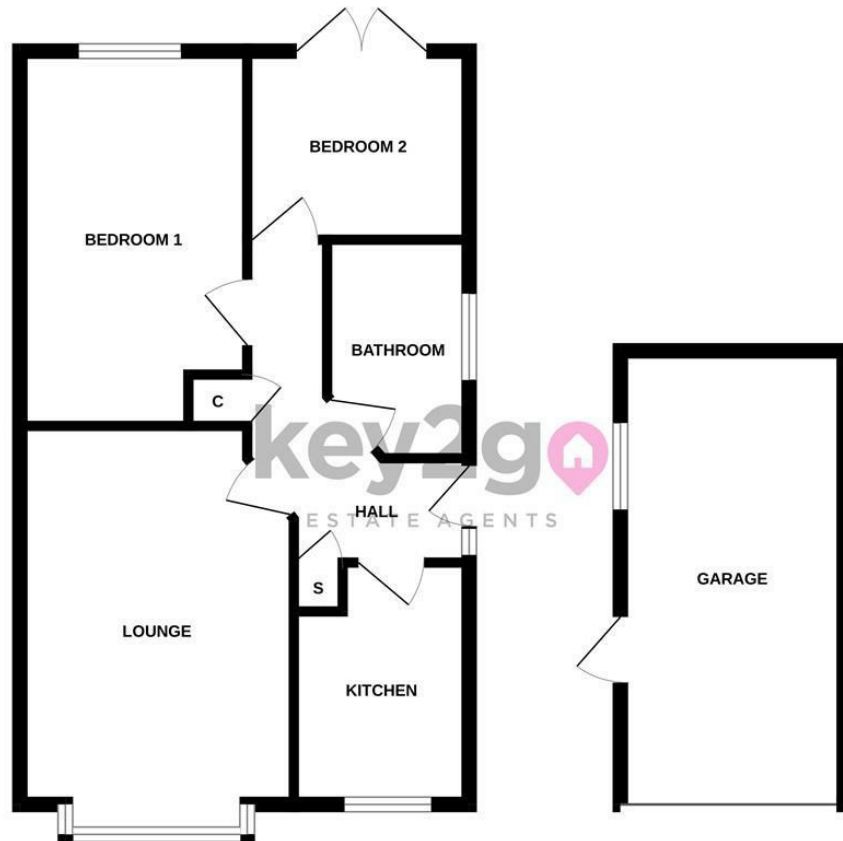
To the front of the property is a pebbled area, driveway to the side and access to the garage.

To the rear of the property is a enclosed and maintenance free garden with a patio, astroturf and flower beds. Pebbled area and side access to the garage.

PROPERTY DETAILS

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


GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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		90
(81-91) B		
(69-80) C	70	
(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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