

Marketing Preview



15 Station Road, Mosborough, Sheffield, S20 5AD

£240,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



Don't miss your opportunity to purchase this good sized two double bedroom bungalow situated in a popular residential area. Offering detached single garage with a recently fitted electric roller shutter door, workbench with power sockets and lighting, off road parking for up to four cars, conservatory and private enclosed rear garden. Close to great local amenities and road links. Perfect for downsizers!

SUMMARY

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HALLWAY

Enter through UPVC door into hallway with carpet flooring, two ceiling lights and radiator. Doors to lounge, kitchen, bathroom, two bedrooms and storage cupboard. Access to loft.

LOUNGE/DINER 19'11" x 13'8"

A large lounge/diner with carpet flooring, gas fire and surround. Two windows, two radiators and two ceiling lights.

KITCHEN 7'6" x 9'1"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Integrated gas oven, electric hob, extractor fan and washing machine. Full height fridge/freezer. Ceiling light, window and vinyl flooring.

BEDROOM ONE 12'10" x 9'0"

A double bedroom with laminate flooring, neutral decor and fitted wardrobes. Ceiling light, radiator and access to conservatory.

CONSERVATORY 8'10" x 8'3"

Great extra living space with exposed brick, wall lights, radiator and windows. Access to rear.

BEDROOM TWO 9'5" x 10'4"

A second double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

BATHROOM 12'10" x 9'0"

Comprising of large newly fitted walk in shower with glass shower screen, sink and close coupled WC. Ceiling light, radiator and obscure glass window. Tiled flooring and storage cupboard.

OUTSIDE

To the front of the property is a driveway with ample off road parking and access to detached garage. Shrubby and pebbled area with full size lockable gates.

To the rear of the property is a private enclosed garden with lawn and patio area.

PROPERTY DETAILS

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

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

