

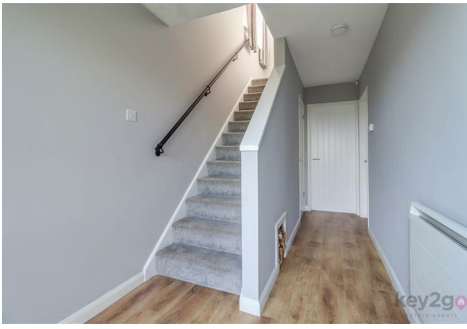
## Marketing Preview



**2 Borrowdale Close, Sheffield, S20 4HG**

**£240,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



**\*\* GUIDE PRICE £240,000 - £250,000 \*\* NO CHAIN!!!** A fantastic opportunity to purchase this stylish and spacious three-bedroom semi-detached home, set on a generous corner plot. The property offers a bright, open-plan feel to the ground floor and features a modern, stylish kitchen and bathroom. Upstairs, there are two generously sized bedrooms and a well-proportioned single bedroom, making the home ideal for families, couples, or those needing extra space for a home office. Externally, the property benefits from gardens to the front, side, and rear, providing plenty of outdoor space to enjoy. Tucked away within a popular residential estate, it also offers pleasant walking routes to Mosborough and Halfway and is conveniently located close to a range of local amenities and schools. The home further benefits from excellent road links to Sheffield and the M1 motorway, making it ideal for commuters.

## SUMMARY

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## GROUND FLOOR

The property is accessed via a side uPVC door to a modern kitchen area which provides an open aspect and breakfast bar area to the dining area. Off the dining area is a bright lounge which covers the full width of the property with dual aspect windows. Two doorways give access to the hallway. The hallway offers a good sized under stairs storage cupboard and a rear exit and stairs rising to the first floor landing.

## FIRST FLOOR

Stairs rise to the first floor landing with access to the three bedrooms and bathroom. To the rear of the property is a generous double bedroom with laminate flooring and to the front of the property is a further double bedroom and single bedroom with freshly painted walls and newly carpeted flooring. The property also benefits from a stylish bathroom with an over stairs storage cupboard.

## OUTSIDE

The property sits on a corner plot with a driveway providing off road parking for one car and a garage. Having lawns to the front, side and rear with mature hedging creating privacy.

## PROPERTY DETAILS

LEASEHOLD

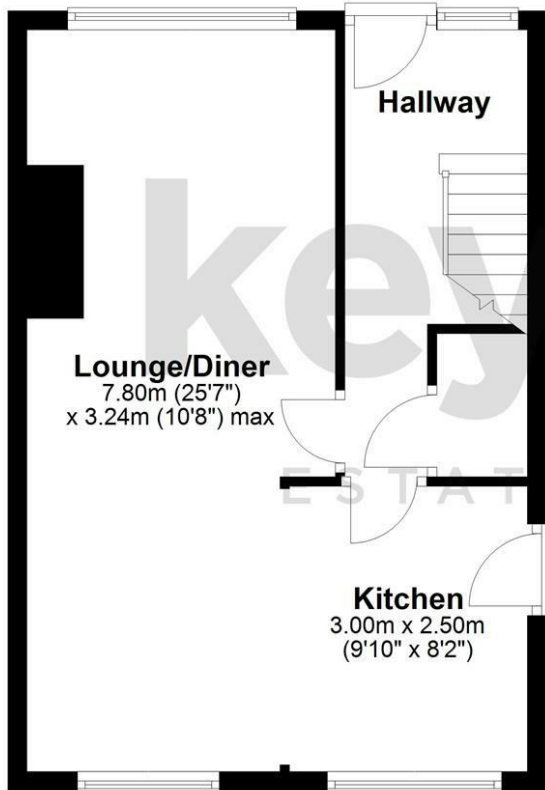
LEASE DETAILS: 740 YEARS REMAINING

GROUND RENT: £16.00 PER ANNUM

COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>83</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 