

Marketing Preview



73 Plumbley Hall Road, Mosborough, Sheffield, S20 5EG
£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £180,000 - £190,000 ** CHAIN FREE!** A unique opportunity boasting masses of potential. This property offers two double bedrooms, off road parking and a low maintenance garden. Situated on a quiet road with the countryside and open fields right on the doorstep, yet still close to local schools and on a bus route. Located in a highly sought after area, it would be perfect for a first time buyer or someone looking to downsize.

SUMMARY

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A useful porch area leads into a bright and spacious lounge, with stairs rising to the first floor and a window to the front. A door leads through to the kitchen/diner, which is fitted with wall and base units, benefits from a storage cupboard and has a door providing access to the rear garden.

There are two good sized double bedrooms positioned to the front and rear of the property. The bathroom is fitted with a bath, wash basin and WC.

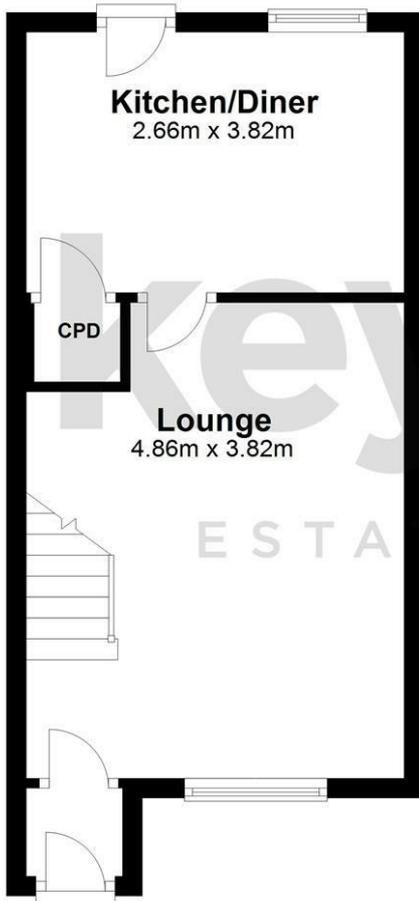
There is a driveway to the front of the property. The rear garden can be accessed via a private pathway to the side of the neighbouring property and features a patio area, lawn and fencing to the boundary.

PROPERTY DETAILS

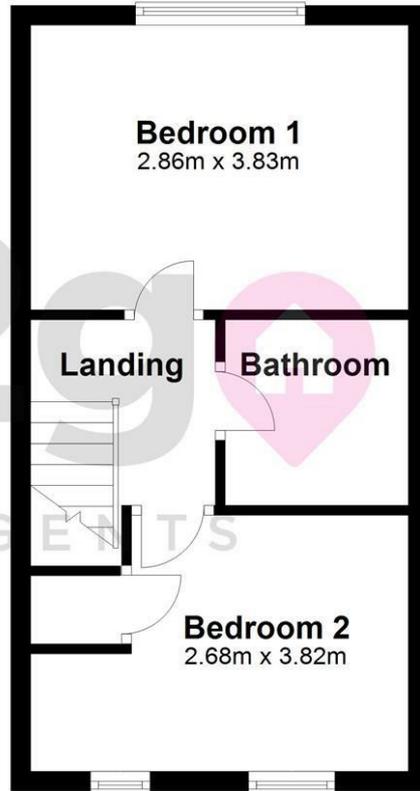
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

