



## Marketing Preview



**15 Ruby Lane, Mosborough, Sheffield, S20 5FH**

**£230,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**



\*\*\* GUIDE PRICE £230,000-£240,000\*\*\* A fantastic opportunity to purchase this beautifully presented throughout, three bedroom semi-detached property which is situated in the heart of Mosborough. Offering a downstairs WC, bedroom with an ensuite and ample storage space. Also having an enclosed generous sized rear garden and off road parking for two cars. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or families alike!

### SUMMARY

A fantastic opportunity to purchase this beautifully presented throughout, three bedroom semi-detached property which is situated in the heart of Mosborough. Offering a downstairs WC, bedroom with an ensuite and ample storage space. Also having an enclosed generous sized rear garden and off road parking for two cars. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or families alike!

### HALLWAY

Enter via a composite door into the welcoming hallway with carpeted flooring and a feature wallpapered wall. Ceiling light, radiator and the stair rise to the first floor. Doors to the downstairs WC, kitchen and lounge/diner.

### KITCHEN 7'6" x 10'6"

A modern and stylish kitchen fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated oven, gas hob and extractor fan. Integrated fridge/freezer, dishwasher and washing machine included in the sale. One and a half sink with a drainer and mixer tap. Ceiling light, radiator, window and vinyl flooring.

### LOUNGE/DINER 14'9" x 16'7"

A large and spacious reception room with neutral decor, carpeted flooring and space for a dining table. Two ceiling lights, radiator and window. Storage cupboard and double doors to the rear.

### DOWNSTAIRS WC 2'11" x 6'9"

A modern downstairs WC having a close coupled WC, sink and vinyl flooring. Spotlighting, radiator and obscure glass window.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, painted decor and access to the boarded loft with pull down ladders and lighting. Storage cupboard and doors to the three bedrooms and bathroom.

### BEDROOM ONE 9'3" x 8'11"

A double bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and window. Built in wardrobes with mirrored sliding doors and a storage cupboard. Door to the ensuite.

### ENSUITE 5'2" x 6'3"

A modern ensuite having a walk in shower, close coupled WC and a sink. Spotlighting, radiator and obscure glass window. Part tiled walls and vinyl flooring.

### BEDROOM TWO 7'8" x 10'9"

A double bedroom with neutral decor, painted walls and carpeted flooring. Ceiling light, radiator and window.

### BEDROOM THREE 6'8" x 7'3"

A single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

### BATHROOM 7'7" x 5'7"

A stylish bathroom having a bath, sink and close coupled WC. Spotlighting, radiator, part tiled walls and vinyl flooring.

### OUTSIDE

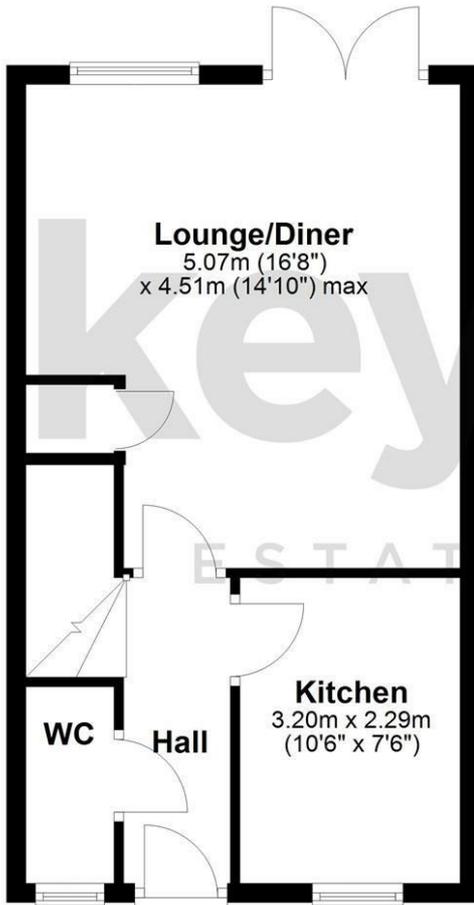
To the front of the property is a long driveway with off road parking for two cars (access via a quiet cul-de-sac - Mossdale Avenue) and a lawn area, on a quiet cul-de-sac.

To the rear of the property is a generously sized and private, non-overlooked garden with a lawn area and patio area.

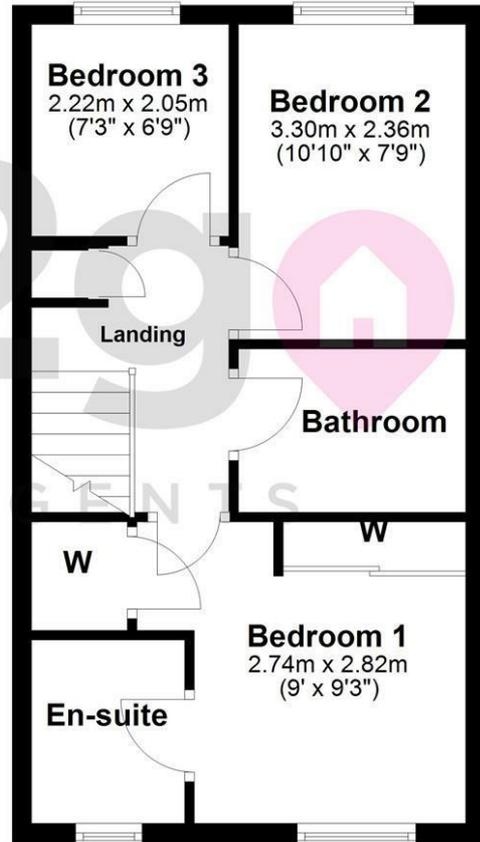
### PROPERTY DETAILS

- FREEHOLD
- 809 SQUARE FEET
- FULLY UPVC DOULE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- BUILT IN 2017 UNDER NHBC WARRANTY
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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>England &amp; Wales</b>	EU Directive 2002/91/EC	

