

## Marketing Preview

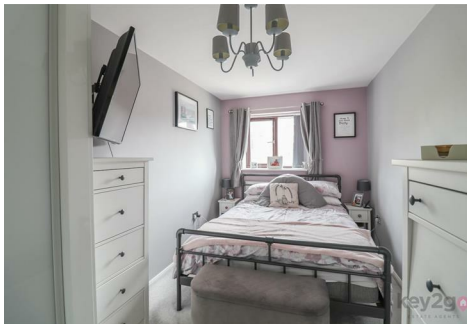


**21 Moor Farm Avenue, Mosborough, Sheffield, S20 5JP**

**£300,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 3**





**\*\* GUIDE PRICE £300,000 - £320,000\*\*** A fantastic opportunity to purchase this four bedroom semi-detached property which is situated in the highly sought after Mosborough Village. Offering a downstairs WC, snug/play room and a lounge/diner. Also having a master bedroom with an ensuite, an enclosed rear garden and off road parking. Close to amenities and road links to the M1 Motorway, Chesterfield and Sheffield City Centre. Perfect family home!

## SUMMARY

A fantastic opportunity to purchase this four bedroom semi-detached property which is situated in the highly sought after Mosborough Village. Offering a downstairs WC, snug/play room and a lounge/diner. Also having a master bedroom with an ensuite, an enclosed rear garden and off road parking. Close to amenities and road links to the M1 Motorway, Chesterfield and Sheffield City Centre. Perfect family home!

## HALLWAY

Enter into the hallway which has painted walls, a ceiling light and a radiator. Stair rise to the first floor and doors to the downstairs WC and lounge/diner.

## DOWNSTAIRS WC 2'7" x 5'6"

Comprising of a wash basin and a wash basin with storage. Ceiling light, radiator and obscure glass window. Fully tiled walls and laminate flooring.

## LOUNGE/DINER 23'5" x 12'0"

A bright and spacious reception room with wood effect flooring and a feature painted wall. Three ceiling lights, radiator and window. Patio doors to the rear.

## KITCHEN 10'11" x 15'11"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Space for a washing machine/tumble dryer, dishwasher and a full height fridge/freezer. One and a half sink with a drainer and mixer tap. Extractor fan and a space for range cooker. Two ceiling lights, radiator and window. Painted walls and wood effect flooring. Door to the snug/play room.

## PLAY ROOM/SNUG 7'9" x 10'11"

A great extra space with carpeted flooring, painted walls and a feature wallpapered wall. Ceiling light, radiator and window.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and doors to the four bedrooms and bathroom.

## BEDROOM ONE 16'8" x 7'10"

A generous sized double bedroom with painted walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window. Door to the ensuite.

## ENSUITE 7'9" x 6'2"

A modern ensuite having a shower cubicle with an overhead and handheld shower, vanity unit with storage, a WC and a wash basin. Spotlighting, radiator and obscure glass window. Fully tiled walls and tiled flooring.

## BEDROOM TWO 8'0" x 7'6"

A second double bedroom with painted walls, a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window.

## BEDROOM THREE 12'1" x 8'6"

A third double bedroom with painted walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window.

## BEDROOM FOUR 6'5" x 6'7"

Currently used as a dressing room with carpeted flooring and painted walls. Ceiling light, radiator and window.

## BATHROOM 8'2" x 6'0"

A modern bathroom having a bath with an overhead and handheld shower, wash basin and WC. Spotlighting, ladder style radiator and an obscure glass window. Fully tiled walls and tiled flooring.

## OUTSIDE

To the front of the property is a driveway and a pebbled area.

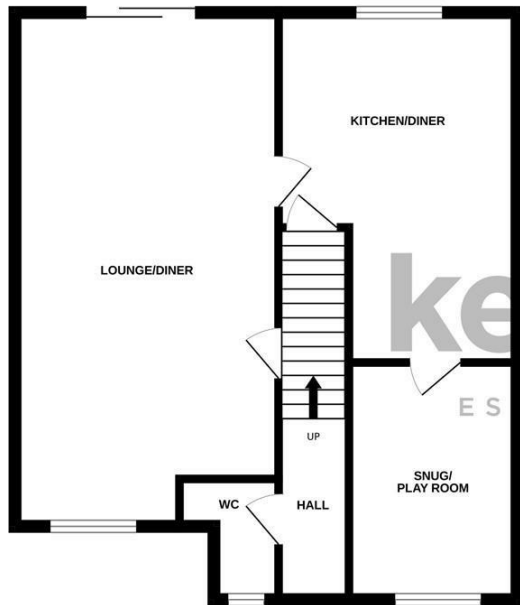
To the rear of the property is a low maintenance, enclosed and private garden with a decking area, steps down to the patio and an artificial grass area. Fencing to the boundaries.

## PROPERTY DETAILS

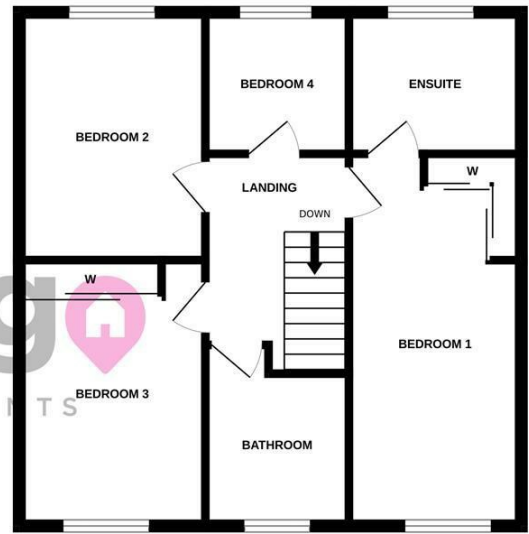
- LEASEHOLD, 115 YEARS REMAINING, £202PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND



GROUND FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	85
(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	



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