

## Marketing Preview



**Flat 3 Eckington Hall Mews, Mosborough, Sheffield, S20 5ER**

**£250,000**

**Bedrooms 2, Bathrooms 2, Reception Rooms 2**



NO CHAIN!! A unique opportunity to purchase this beautiful and immaculately presented two bedroom ground floor flat situated in the exclusive development based in Mosborough village with exquisite views. Offering master bedroom with ensuite and two allocated parking spaces. Positioned close to great local amenities and countryside walks. Ideal for first time buyers or families looking to downsize!

## SUMMARY

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## HALLWAY

Enter through UPVC door into welcoming hallway with painted walls and carpet flooring. Wall and ceiling lights and doors to lounge/diner, two bedrooms and bathroom.

## LOUNGE/DINER 18'11" x 12'5"

An open plan living space with neutral decor and carpet flooring. Two ceiling lights, two wall lights, two radiators and two windows. Door to kitchen.

## KITCHEN 6'1" x 10'5"

Fitted with wall and base units, contrasting worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Double oven, hob and extractor fan. Integrated dishwasher, fridge/freezer and washing machine. Spot lighting, radiator and laminate flooring. Window to the rear with amazing open views.

## BEDROOM ONE 7'8" x 12'11"

A generous sized double bedroom with neutral decor, carpet flooring and fitted wardrobes. Ceiling light, radiator and window to the side. Door to ensuite.

## ENSUITE 6'6" x 5'10"

Comprising of shower cubicle with over head and hand held shower, pedestal sink and close coupled WC. Spot lighting, radiator and part tiled walls and flooring.

## BEDROOM TWO 8'2" x 12'11"

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the side. Fitted wardrobe and storage cupboard.

## BATHROOM 6'10" x 5'9"

Comprising of bath, pedestal sink and low flush WC. Spot lighting, radiator, part tiled walls and tiled flooring.

## OUTSIDE

With beautiful communal gardens, two allocated parking spaces and private patio area to the rear.

## PROPERTY DETAILS

- FREEHOLD - PURCHASED FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL
- SERVICE CHARGE - £2200 PA
- NO PETS ALLOWED
- NEW FUSE BOARD

GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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>                            | 76                         | 76        |
| (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<br>2002/91/EC |           |



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