



- TWO BEDROOMS
- EN SUITE TO BEDROOM ONE
- LOUNGE / KITCHEN
- HALLWAY WITH STORAGE

New School Road, Mosborough, Sheffield, S20 5ES

£125,000

INVESTMENT/STARTER PROPERTY -two bedroom apartment, NO CHAIN and has a lot to offer. The lounge/kitchen with a modern loft style living with UPVC doors, hallway has storage, bedroom one with en-suite, second bedroom is a double, the bathroom is a good size, communal garden and allocated parking.



Property Description

HALL

The front door leads in to the hall which provides access to all rooms and has a useful storage cupboard.

LOUNGE / KITCHEN

19' 7" x 12' 5" (5.99m x 3.8m) The door opens to the lounge area which has twin UPVC doors to the Juliet balcony overlooking the communal gardens. There are then a range of wall and floor mounted units to the kitchen area with a contrasting black work surface. The stainless steel single electric oven has a four burner gas hob above then an extractor above that. A one and a half bowl stainless steel sink and drainer are beneath the modern slim UPVC window to the side. There is a fully integrated washer dryer and space for a fridge freezer.

BEDROOM 1

11' 6" x 12' 5" (3.52m x 3.8m) With a UPVC window and a radiator, a door leads into the en-suite.

EN-SUITE

Fitted with a double width shower, white WC and white wash hand basin, the room is tiled to the shower area, half height to the splash backs and has a tiled floor.

BEDROOM 2

13' 4" x 8' 9" (4.08m x 2.68m) The second bedroom is a double with a UPVC window to the rear and a radiator.

BATHROOM

Fitted with a white bath, white WC and white wash hand basin the room is half tiled. There is an airing cupboard.

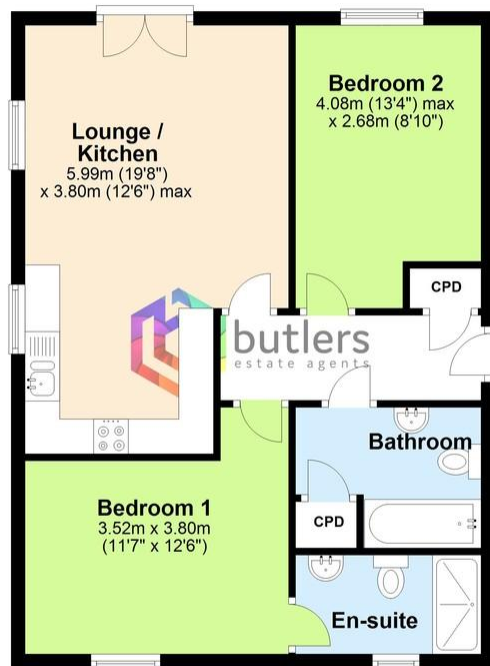
EXTERNAL

The communal gardens to the front and rear offer a great space to enjoy the outdoors. There is an allocated parking space, visitor spaces and a covered bin store along with a cycle store.





Ground Floor



Total area: approx. 58.7 sq. metres (631.5 sq. feet)

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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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