



## High Street, Mosborough, Sheffield, S20

CHAIN FREE!! A fantastic opportunity to purchase this three bedroom mid terrace property situated in the ever popular village of Mosborough. Offering enclosed rear garden and close great local amenities, good transport and road links to the city centre. Ideal for first time buyers or investors!

Guide Price £140,000 -  
£150,000

- CHAIN FREE!
- THREE BEDROOMS
- MID TERRACE
- SPACIOUS THROUGHOUT
- ENCLOSED GARDEN

High Street, Mosborough, Sheffield, S20



## Property Description

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### LOUNGE

Enter into lounge with carpet flooring, feature wallpapered wall and electric fire with surround. Ceiling light, radiator and window. Door to hallway.

### HALLWAY

With carpet flooring and neutral decor. Ceiling light, radiator, stair rise to first floor landing and door to kitchen/diner.



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### KITCHEN/DINER

Fitted with ample wall and base units, wooden worktops and one and a half sink with mixer tap. Large island with gas cooker and cupboards. Two electric cookers and under counter space for washing machine. Radiator, window and tiled flooring. UPVC door onto rear garden and door into stairs descending to a good size cellar room.

### STAIRS/LANDING

A carpet stair rise to first floor landing with neutral decor and ceiling light. Doors to two bedrooms and bathroom. Further stair rise to second flooring attic bedroom.

### BEDROOM 1

A large double bedroom with carpet flooring, neutral decor and built in wardrobe. Ceiling light, radiator and window to the front.

### BEDROOM 2

A second spacious single bedroom with carpet flooring and neutral decor. Ceiling light, radiator and rear facing window.

### BATHROOM

Comprising of bath with shower screen and electric shower. Sink with mixer tap and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Tiled flooring and walls.

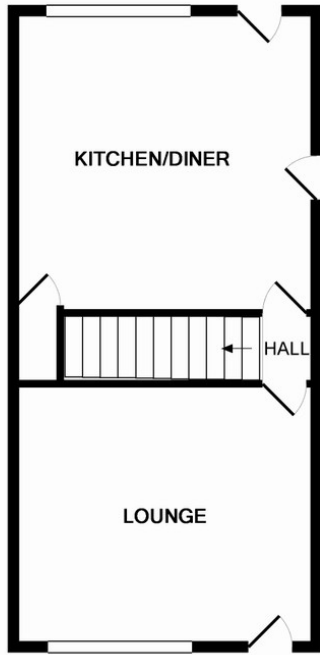
### ATTIC BEDROOM

A spacious bedroom with carpet flooring, neutral decor and built in wardrobe. Ceiling light, radiator and velux window.

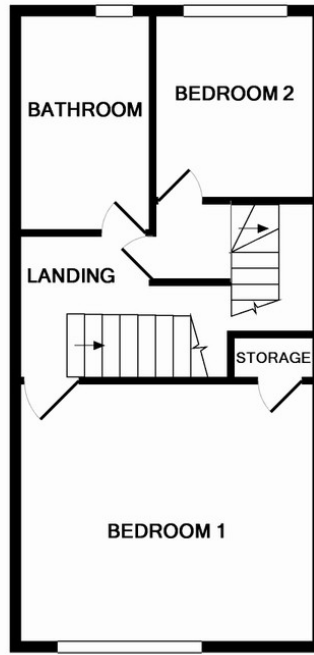
### OUTSIDE

To the rear of the property is an enclosed space with concrete patio and outside lighting.





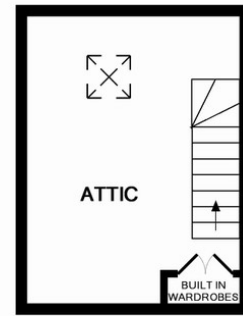
GROUND FLOOR  
APPROX. FLOOR  
AREA 352 SQ.FT.  
(32.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 352 SQ.FT.  
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 825 SQ.FT. (76.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR  
APPROX. FLOOR  
AREA 122 SQ.FT.  
(11.3 SQ.M.)

## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

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# EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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