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Property Description

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HALLWAY
Entrance through a UPVC door into the hallway with painted walls and laminate flooring. Ceiling light, radiator and doors to the WC and lounge.

WC
A close coupled WC, ceiling light and obscured glass window. Part tiled wall and vinyl flooring.

LOUNGE/DINER
A generous sized airy lounge/diner. Split over two levels which creates a clear definition between the uses of the room. Two ceiling lights, two radiators and window overlooking the front of the property. Part painted wall, part carpet, part laminate flooring. Stairs rise to the first floor landing. Sliding patio doors open to the conservatory. Door to the kitchen.
KITCHEN
Ample wall and base units with contrasting work tops and tiled splash backs. Stainless steel sink and drainer with mixer tap. Space for a freestanding cooker, under counter fridge and freezer. Space/plumbing for an automatic washing machine. Ceiling light, window and UPVC door opening to the rear garden.

CONSERVATORY
Providing great extra living space! Two wall lights, radiator and laminate flooring. Double doors open to the rear garden.

STAIRS AND LANDING
Wooden stairs rise to the first floor landing with carpeted flooring. Two ceiling lights, radiator and loft access. Feature floor to ceiling window overlooking the front of the property. Doors to the three bedrooms, bathroom and WC. Further door to the linen cupboard.

BEDROOM 1
A larger than average double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window overlooking the rear garden. Great views. Built in wardrobe and dressing table.

BEDROOM 2
A further double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

BEDROOM 3
A good sized single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window. Built in wardrobe.

WC
Low flush WC, ceiling light and radiator. Obscure glass window, part painted walls and vinyl flooring.

LINEN CUPBOARD
A walk in cupboard with ceiling light, radiator and obscure glass window. Shelving and vinyl flooring.

BATHROOM
Comprised of a bath, shower cubicle with plumbed in shower and pedestal sink. Two ceiling lights, obscure glass window and storage cupboard housing the boiler. Part tiled walls and vinyl flooring.

OUTSIDE
The front of the property has a driveway leading to the integral garage with mechanical pit. Hedges mark the front boundary and mature shrubs create scenery. A path to the side of the house leads to the rear garden.

The rear garden has mature plants, a lawn, patio area with shelter, greenhouse and shed. Storage space beneath the house.

PROPERTY DETAILS
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER FITTED 2019
- FREEHOLD
Tenure
Freehold

Council Tax Band
D

Viewing Arrangements
Strictly by appointment

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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 and 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.