



27b Mosborough Moor, Mosborough

Offers in Region of £325,000





27b Mosborough Moor

Mosborough, Sheffield

This distinguished semi-detached house boasts 3 spacious bedrooms, an expansive lounge, modern kitchen/diner, and contemporary 4-piece bathroom suite. With no chain, ample garden space, and driveway

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- EXTENDED THREE BEDROOM SEMI DETACHED HOUSE
- GENEROUS LOUNGE
- KITCHEN / DINER WITH GREY KITCHEN
- FOUR PIECE MODERN BATHROOM SUITE
- NO CHAIN
- EXTENSIVE REAR GARDEN
- MANY OPPORTUNITIES TO EXTEND
- DOUBLE WIDTH DRIVEWAY
- POPULAR LOCATION WITHIN CATCHMENT FOR OUTSTANDING MOSBOROUGH PRIMARY SCHOOL



Hall

The modern front composite door leads into the Hall which has ample space to remove coats and shoes. Providing a nice welcome.

Lounge

19' 2" x 11' 5" (5.85m x 3.47m)

With windows to the front and rear flooding the room with natural light the multi burner adds to that cosy feeling when relaxing in this room.

Kitchen / Diner

20' 8" x 11' 7" (6.30m x 3.52m)

The extension to the original kitchen provides a lovely space for entertaining with grey base units with modern black worktops and contrasting white wall units. Integrated range cooker, fridge/ freezer and dishwasher. Its a great space for family and entertaining alike. A window looks over the rear garden and a door leads to the side of the property.

Downstairs WC

This downstairs WC has been created within the extended part of the house.





Landing

Providing access to all bedrooms and the family bathroom

Bedroom One

10' 6" x 11' 6" (3.21m x 3.50m)

Located at the front of the house this double bedroom has plenty of space to relax and unwind.

Bedroom Two

8' 7" x 11' 6" (2.62m x 3.50m)

With a rear facing window enjoying views over the rear garden.

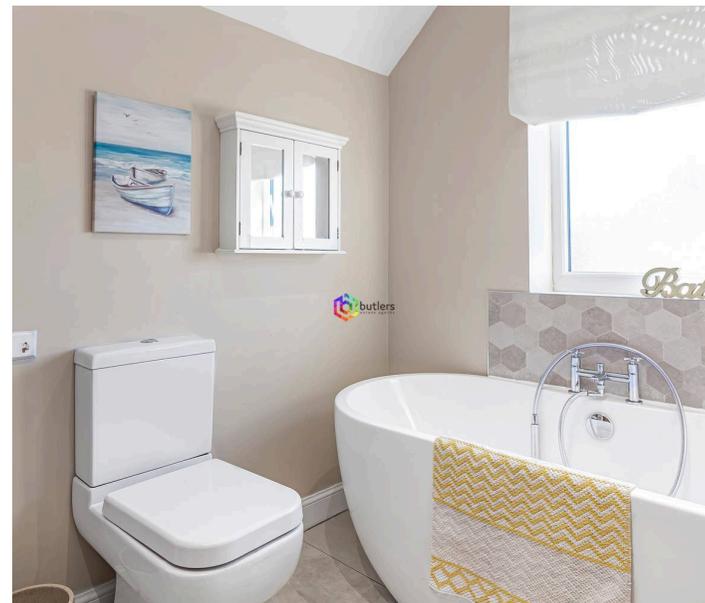
Bedroom Three

7' 5" x 10' 8" (2.27m x 3.24m)

A good sized third bedroom with a window to the side.

Bathroom

An elegant space to soak in the modern freestanding bath beneath the window to the side. There is also the advantage of a shower cubicle, offering you the choice for your daily routine. Then there is a modern white WC and a white wash hand basin.





GARDEN

The front of the property has a lawned area and a hedge to one boundary. This leads along the side of the house to the rear garden. The rear garden is extensive and present many opportunities for expansion subject to the necessary permissions. With hedges to both sides the lawned area provides a perfect platform for play.

DRIVEWAY

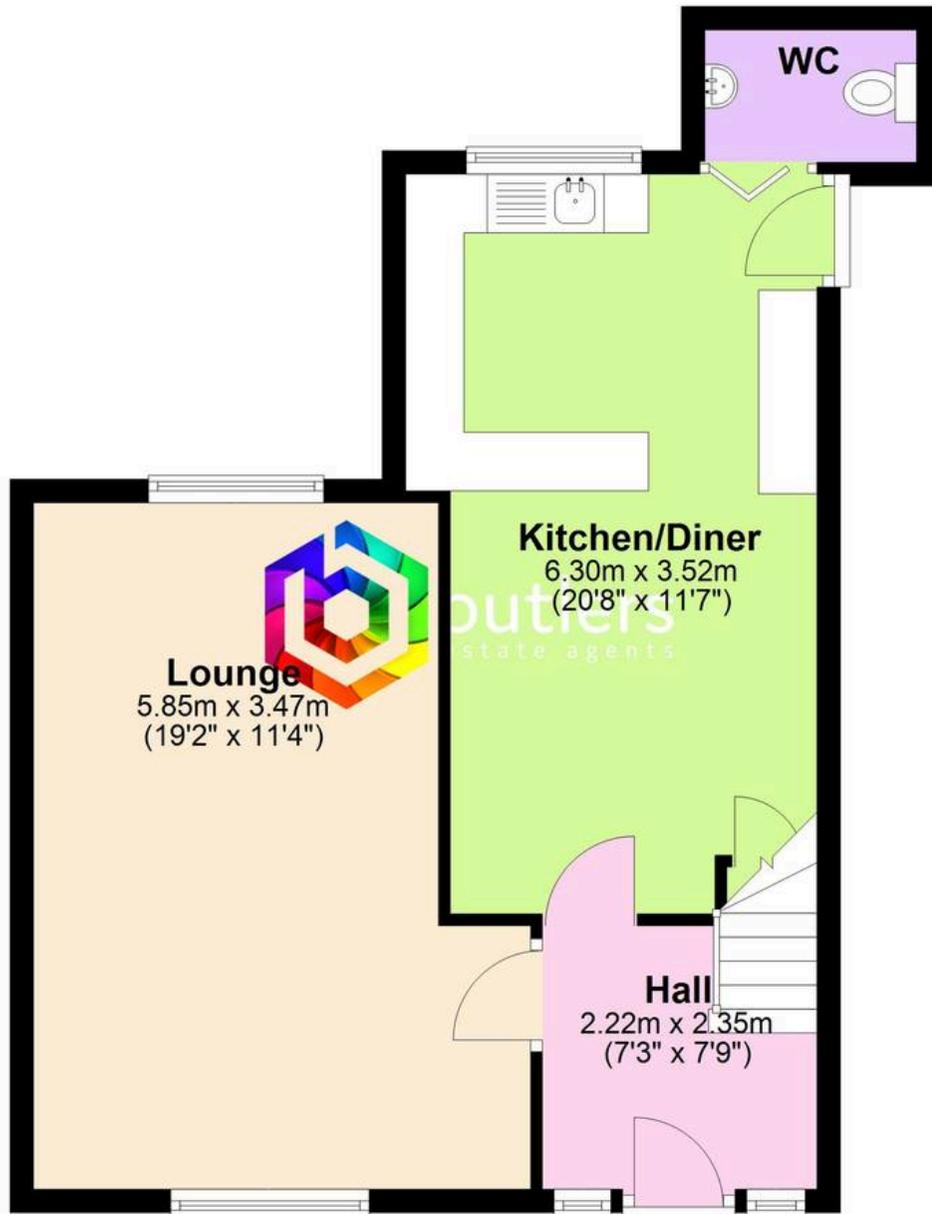
5 Parking Spaces

A generous driveway to the front and side provide ample parking for at least five vehicles



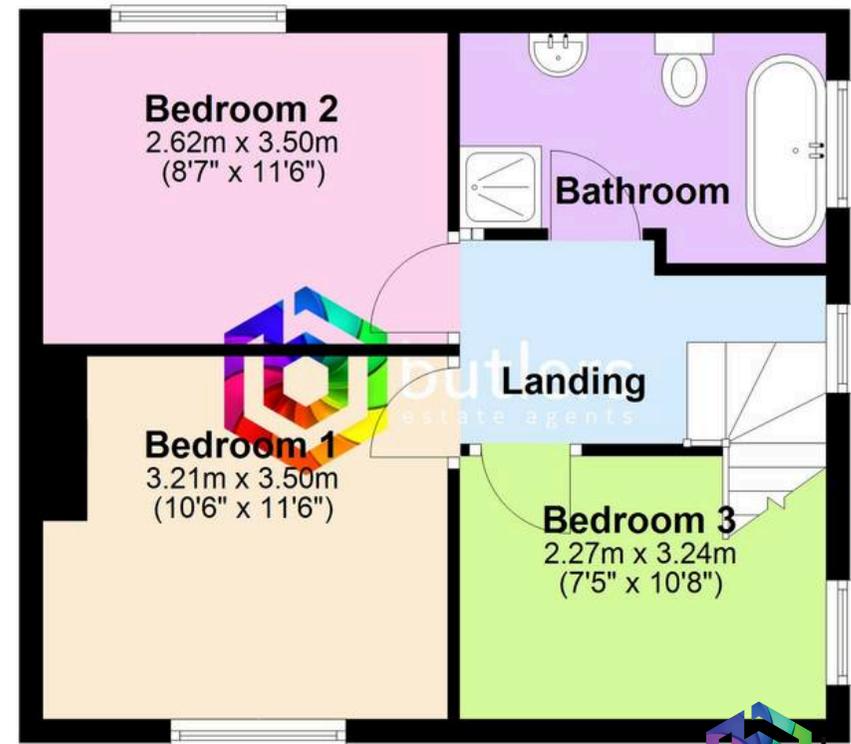
Ground Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 91.3 sq. metres (983.0 sq. feet)



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