



## Queen Street, Sheffield, S20

**£250,000**

Offers in Excess of

**Tenure:** Leasehold, **Bedrooms:** 3

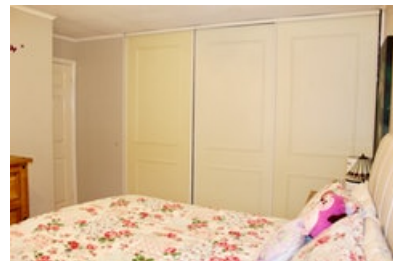
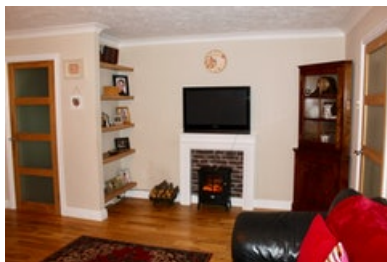
IDEAL FAMILY HOME | Open Plan Living | Modern Kitchen | THREE Bedrooms | Generous Garden | Detached Garage | Private Driveway | Fitted Wardrobes

### Key features:

- Ideal Family Home
- Open Plan Living
- Detached Garage
- Generous Garden
- Private Driveway
- Modern Kitchen
- Fitted Wardrobes

## Extra info:

- **Property Age:** 22 years
- **Council Tax:** Band C (£1623.53 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway
- **Lease info:** years remaining



This stunning 3 bedroom detached property is nestled into the sought after location of Mosborough and is well placed for access to local amenities whilst having excellent transportation links.

This impressive and beautifully proportioned property offers a gas central heating system and double glazing throughout.

Downstairs boasts an entrance hall, spacious living room, modern kitchen/diner which offers open plan living featuring integrated appliances such as; a dishwasher, hob and oven and a pantry.

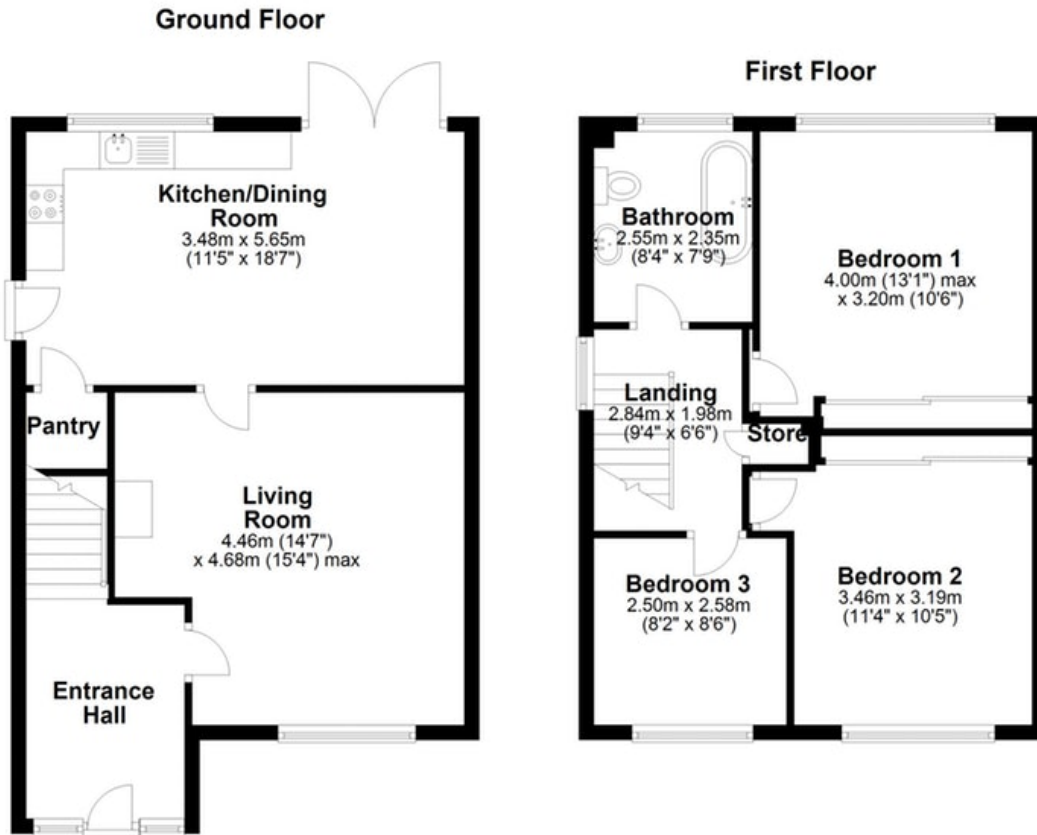
Upstairs, the property comprises of three generous bedrooms (with Bedroom 1 and Bedroom 2 both featuring fitted wardrobes), a store cupboard and a family bathroom.

To the rear of the property, there is a private enclosed garden which is beautifully landscaped featuring grass and patio.


To the front of the property, there is a private gated driveway (which can fit up to 3 cars) leading to the detached garage.


***Early viewing is essential to avoid missing out on this superb home!***

Floor plan:



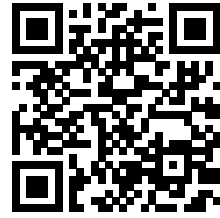
Energy Performance Certificate:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>		58	72
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>			
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>			
(39 to 54) <b>E</b>		52	67
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC 	

## MISREPRESENTATION ACT, 1967.

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