



Moonshine Lane, Sheffield, S5

Offers Over £165,000

- NO CHAIN
- DRIVE PROVIDING AMPLE OFF ROAD PARKING
- LEASEHOLD - 101 YEARS REMAINING
- THREE BEDROOM SEMI DETACHED PROPERTY
- ELEVATED POSITION ON TREE LINED ROAD
- COUNCIL TAX BAND B - £1,764.50
- LARGE REAR GARDEN
- CLOSE TO NORTHERN GENERAL HOSPITAL

Moonshine Lane, Sheffield, S5

****NO CHAIN - SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY**** Set in an elevated position on this tree lined road and benefitting from multiple vehicle off road parking. This much loved family home is set in a generous plot and has gardens to the front and rear. With the family bathroom located downstairs and an ensuite shower room to the first floor. The property is situated close to the Northern General Hospital and has good road links to Meadowhall and the City Centre. The property briefly comprises of; Entrance hallway; Lounge diner; Breakfast kitchen; Downstairs bathroom; Conservatory; Stairs to first floor; Three double bedrooms, the second bedroom having an en suite shower room; Drive, Front and rear established gardens;



Council Tax Band: B



ENTRANCE HALLWAY

With access from steps to the front of the property, leading to a part obscure glazed uPVC entrance door. Opening to the hallway with; Laminate flooring; Ceiling light point; Coving; Central heating radiator; Stairs to the first floor; Part glazed internal doors to the lounge dining room, kitchen breakfast room and to the under stairs storage area, housing the wall mounted boiler;

LOUNGE DINING ROOM

17'5" x 10'10"

This lovely dual aspect room has; Laminate flooring; Feature fireplace with electric coal effect fire; Coving; Ceiling light point; Central heating radiator; uPVC double glazed windows to the front and rear elevations;

KITCHEN BREAKFAST ROOM

11' 10" x 11' 6"

This 'L' shaped room comprises of; A range of wall, base and drawer units; Light coloured roll top work surfaces; Integrated oven and four ring hob; Space and plumbing for a washing machine; Single sink and drainer with mixer tap; Tiled splash backs; Vinyl flooring; Ceiling light point; Panelled ceiling; Central heating radiator; uPVC entrance door to the conservatory; Half glazed door to the downstairs bathroom;

DOWNSTAIRS BATHROOM

8' 2" x 4' 3"

Consisting of; Panelled bath; WC; Slimline wash basin set into vanity storage unit; Part tiled walls; Vinyl flooring; Ceiling light point; Vertical heated towel rail; Two obscure double glazed uPVC windows to the side elevation;

CONSERVATORY

9'2" x 4'11"

An additional seating area with; Lovely views out to the rear garden; Laminate

flooring; Ceiling light point; Two uPVC patio doors opening out to the rear aspect; Double glazed uPVC windows to both sides and the rear elevation;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

14' 1" x 10' 6"

Having; An uPVC double glazed window to the rear elevation; Fitted wardrobe storage; Coving; Ceiling light point; Carpet flooring; Central heating radiator;

BEDROOM TWO

With; An uPVC double glazed window to the front elevation; Ceiling light point; Central heating radiator; Laminate flooring; Solid door to the en suite;

EN SUITE SHOWER ROOM

Comprising of; Shower cubicle with wall mounted electric shower; Pedestal wash basin and WC; Half tiled walls; Obscure double glazed uPVC window to the side elevation; Vinyl flooring;

BEDROOM THREE

This front facing double bedroom has; Built in storage; Laminate flooring; uPVC double glazed window to the front elevation; Ceiling light point; Central heating radiator;

LANDING AND STAIRS

Having; An iron staircase and balustrade; Carpet flooring; Ceiling light point; Coving; Central heating radiator; uPVC double glazed window to the front elevation;

DRIVE

This generous drive offers ample off road parking, befitting from an iron gated section to the top for parking security.

FRONT GARDEN

This elevated property has an established front garden which is predominantly laid to lawn with a low shrub front border. The drive has a useful handrail which follows up the steps which lead to the front access door.

REAR GARDEN

This good sized rear garden has areas of patio seating space, lawn and mature shrub and tree planting, featuring a beautiful Magnolia tree. Situated to the bottom of the garden are a shed and a greenhouse.

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





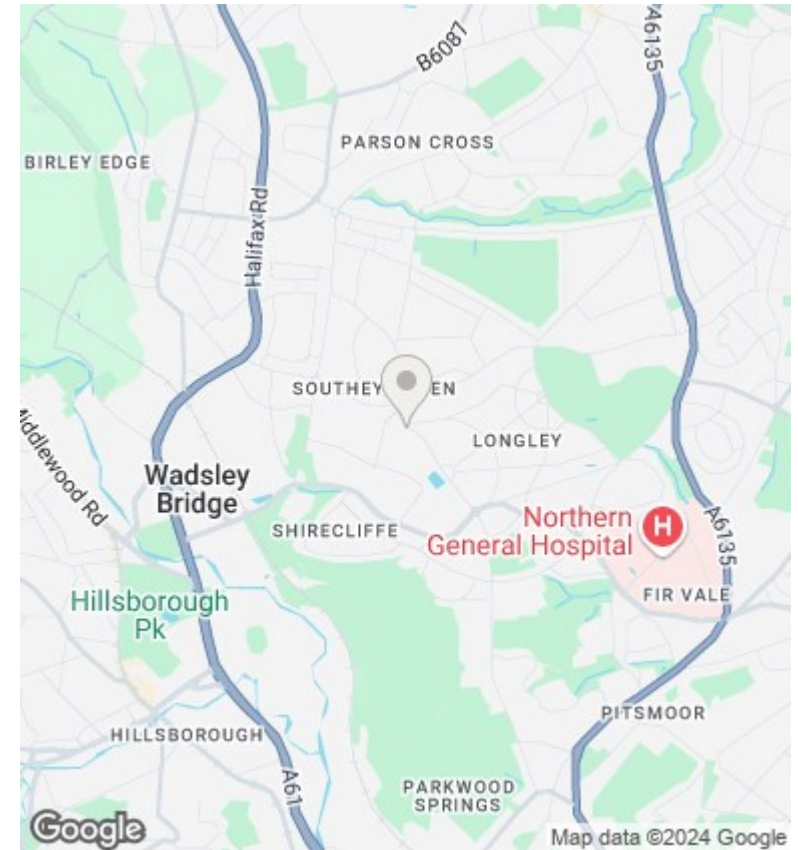
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 