

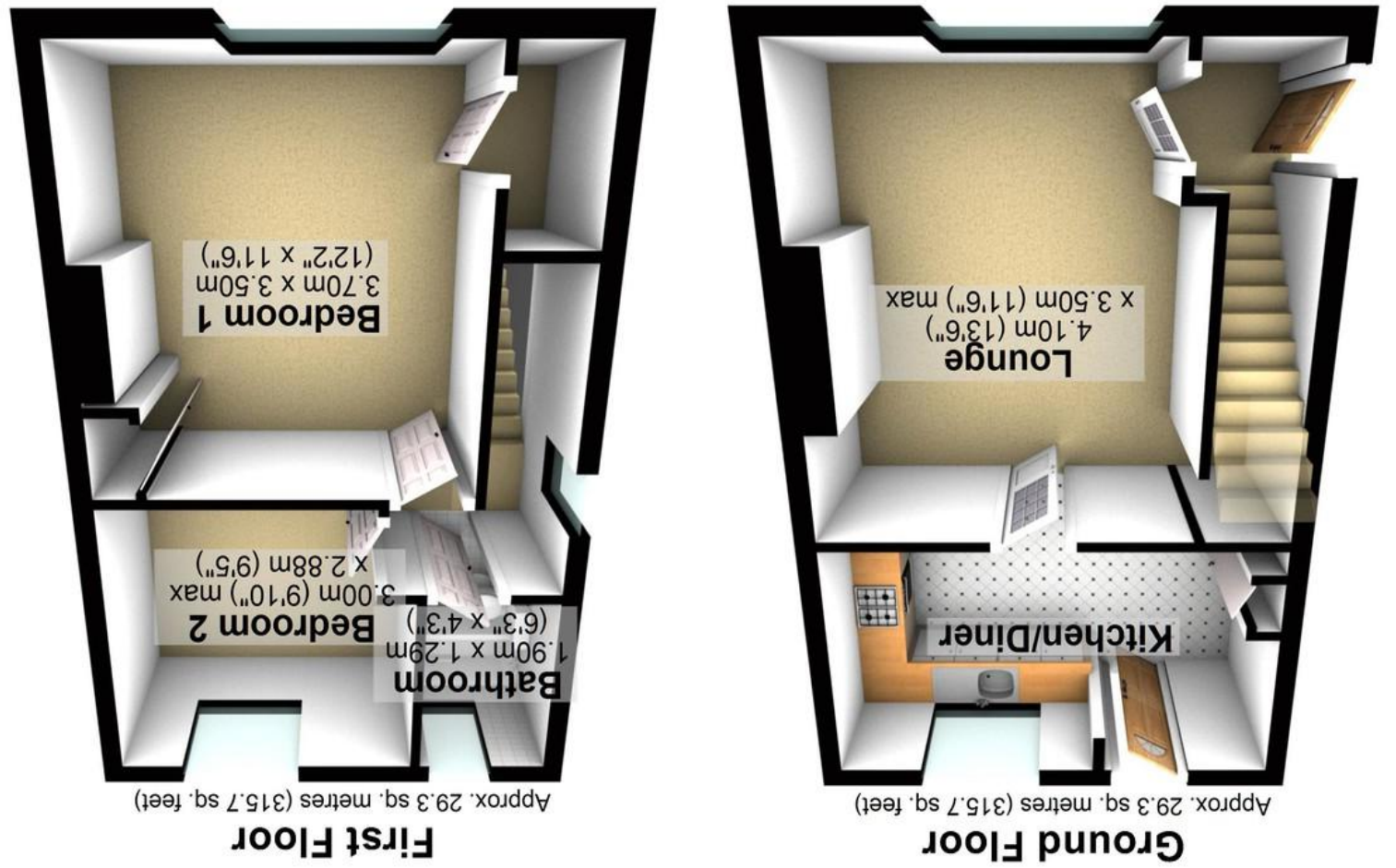
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating	
Potential	Current
79	53
England & Wales EU Directive 2002/91/EC	

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 58.7 sq. metres (631.4 sq. feet)





15 Mordaunt Road | Arbourthorne | Sheffield | S2 2AP Property Tenure: Freehold

Quietly tucked away on this no through road is this tastefully presented and very well proportioned, two double bedroomed, end of terraced property. With off road parking to the front and larger than expected rear private garden this lovely home will be of particular interest to the professional couple, or young family market alike. Located in this well regarded residential suburb, close to numerous local amenities, central Sheffield and Norfolk park along with regular public transport links including the super tram and commuting motorway connections. With spacious, light accommodation arranged over two floors, potential to extend to the rear (subject to planning) to create additional space if required and no onward chain involved, it's easy to say that viewing is essential to do full justice. In brief the property comprises, entrance hall, sitting room, dining kitchen with garden access, two generous bedrooms and a family bathroom are on the first floor.



- PROPERTY FEATURES**
- TWO DOUBLE BEDROOMED END OF TERRACE
 - OFF ROAD PARKING AND REAR PRIVATE GARDEN
 - PERFECT FOR THE FIRST TIME BUYER OR YOUNG FAMILY ALIKE
 - QUIETLY TUCKED AWAY ON THIS CUL DE SAC POSITION
 - CLOSE TO AMENITIES AND TRAM NETWORK
 - POTENTIAL TO EXTEND TO THE REAR SUBJECT TO PLANNING
 - VIEWING ADVISED TO DO FULL JUSTICE
 - WELL REGARDED RESIDENTIAL SUBURB
 - NO CHAIN INVOLVED AND TWO FLOORS OF LIGHT AND SPACIOUS ACCOMMODATION
 - FREEHOLD COUNCIL TAX BAND A

