

FOR  
SALE



Mortains, Todwick, Sheffield, South Yorkshire S26 1HU

£240,000 - Freehold

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## PROPERTY SUMMARY

Situated within the highly desirable village of Todwick, this beautifully presented two double bedroom semi detached bungalow offers an excellent opportunity for those seeking a ready to move into home. Enjoying a peaceful cul de sac setting and offered to the market with no onward chain, the property combines comfortable living with superb convenience, being well placed for local amenities and excellent transport links, including the nearby M1 motorway network. The accommodation is thoughtfully arranged and finished to a high standard throughout, comprising a welcoming entrance hallway, a well proportioned lounge featuring an attractive fire surround with inset electric fire, and a stylish breakfast kitchen fitted with a comprehensive range of units, complemented by an integrated electric hob, oven, and extractor. There are two generously sized double bedrooms, with the second bedroom benefiting from sliding patio doors that open directly onto the rear garden, creating a lovely connection between indoor and outdoor living. The property is further enhanced by a contemporary shower room fitted with a quality suite. Externally, the home continues to impress with low maintenance gardens to both the front and rear. The enclosed rear garden provides a private and relaxing space, complete with a summer house and garden shed. A driveway to the side offers off road parking for two to three vehicles and leads to a detached garage. This is a superb home in a sought after location, ideal for a range of buyers, and early viewing is highly recommended to fully appreciate the quality and setting on offer.



## POINTS OF INTEREST

- *No Chain Involved*
- *Highly Desirable Village*
- *Well Decorated & Presented*
- *Two Double Bedrooms*
- *Semi Detached Bungalow*
- *Gas Central Heating*
- *uPVC Double Glazed*
- *Low Maintenance Gardens*
- *Driveway & Garage*
- *Viewing Highly Advised*



## ROOM DESCRIPTIONS

### Accommodation

#### Entrance Hallway

The property is entered via a welcoming entrance hallway, which benefits from three highly useful storage cupboards, providing excellent practical space.

#### Lounge 5.08m x 3.90m (16' 8" x 12' 10")

The lounge is a bright and comfortable reception room, featuring an attractive fire surround with electric fire, along with front and side facing windows that allow for plenty of natural light. A central heating radiator completes the space.

#### Breakfast Kitchen 3.38m x 3.36m (11' 1" x 11' 0")

The breakfast kitchen is fitted with a good range of wall and base units, complemented by work surfaces and a sink unit with mixer tap. There is plumbing for an automatic washing machine and waste, along with a built in electric hob, electric oven below, and extractor above. A useful storage cupboard houses the wall mounted gas fired central heating boiler. The kitchen also benefits from a rear facing window and a side entrance door providing access to the exterior.

#### Bedroom One 3.69m x 3.51m (12' 1" x 11' 6")

Bedroom one is a well proportioned double room with a front facing window and central heating radiator

#### Bedroom Two 3.48m x 3.25m (11' 5" x 10' 8")

Bedroom two is another double bedroom and enjoys sliding patio doors opening onto the rear garden, creating a pleasant outlook and easy outdoor access, along with a central heating radiator.

#### Shower Room

The shower room is fitted with a coloured suite comprising a glass shower cubicle with electric shower unit, low flush WC, and wash hand basin. There is a rear facing window, tiling to splashback areas, and a central heating radiator.

### Outside

#### Gardens

Externally, the property stands within low maintenance gardens. The rear garden is enclosed and thoughtfully arranged, featuring an extensive decking area, a garden shed.

#### Summer House 2.48m x 2.41m (8' 2" x 7' 11")

The summer house is positioned towards the rear, providing an ideal space for relaxation or entertaining.

#### Driveway

A driveway runs down the side of the property, providing off road parking for approximately two to three vehicles and leading to the garage.

#### Garage

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GROUND FLOOR

