



Mortimer Road, Midhopestones, Sheffield, S36 4GW



**Offers Around £160,000**

**\*\* NO CHAIN \*\* FREEHOLD \*\*** Situated in this stunning location on the cusp of open countryside is this two bedroom, stone built cottage which benefits from a parking space providing off-road parking, LPG heating and uPVC double glazing throughout. In brief, the living accommodation comprises: uPVC entrance door which opens into the good size lounge, a feature of the room are the window seats enjoying the Woodland and Reservoir views. A door opens into the kitchen having wall and base units with a complementary work surface which incorporates the sink, drainer and the four ring hob. Integrated electric oven and the wall mounted gas boiler. Plumbing for a washing machine under the stairs and space for a fridge. A staircase rises to the first floor landing with access into the loft space, the two bedrooms, the master benefiting from a window seat again enjoying the rear views. Shower room comprising shower cubicle, WC and wash basin.

**OPEN 7 DAYS A WEEK**





### OUTSIDE

Shared access leads to a path which in turn leads to the property. Off-road parking space. Garden with no third party access which includes a lawn garden and garden shed.

### LOCATION

Located in this quiet location in the beautiful village of Midhopton and being well located for both Sheffield and Barnsley. Local pub. Countryside walks. A short distance away is the Fox Valley Retail Park.

### NOTES

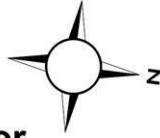
The property is Freehold and currently Council Tax Band A.

### VALUER

Greg Ashmore MNAEA

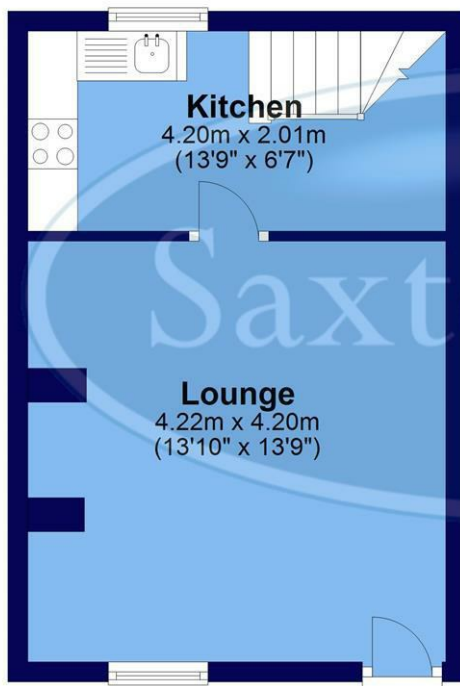






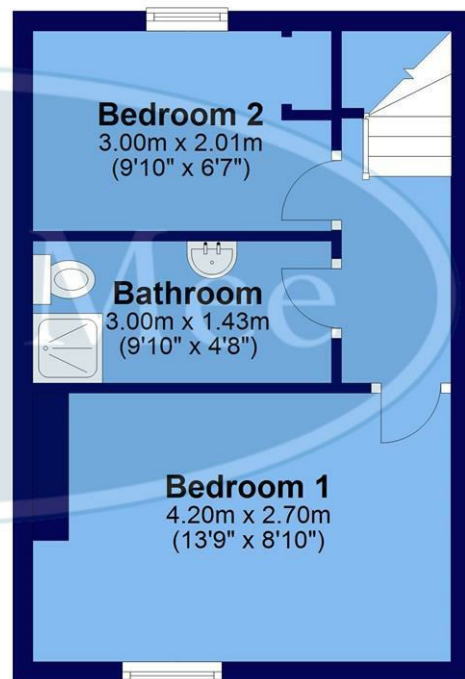
## Ground Floor

Approx. 26.6 sq. metres (286.1 sq. feet)



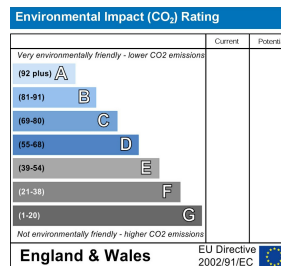
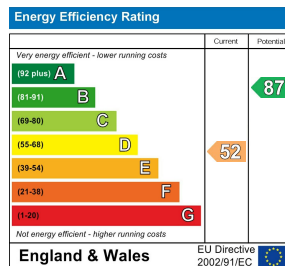
## First Floor

Approx. 26.6 sq. metres (286.1 sq. feet)



Total area: approx. 53.2 sq. metres (572.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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