



## Acacia Crescent, Killamarsh, Sheffield, S21

Asking Price Of £135,000

CHAIN FREE! Situated on a quiet street, is this two bedroom semi detached bungalow. Conservatory providing extra living space. Handy carport. Enclosed rear garden. Close to lovely countryside walks and with great local amenities in the village of Killamarsh.

- CHAIN FREE
- 2 BEDROOMS
- SEMI-DETACHED BUNGALOW
- CONSERVATORY
- CARPORT





## Property Description

**CHAIN FREE!** Situated on a quiet street, is this two bedroom semi detached bungalow. Conservatory providing extra living space. Handy carport. Enclosed rear garden. Close to lovely countryside walks and with great local amenities in the village of Killamarsh.

### HALLWAY

Entrance into the hallway through a UPVC door. Ceiling light, radiator and door to the lounge/diner.

### LOUNGE/DINER

10' 4" x 15' 10" (3.16m x 4.84m)

A bright and spacious lounge/diner with neutral decor and feature wallpapered wall. Electric fire with surround. Ceiling light, radiator and window overlooking the front of the property.



## Acacia Crescent, Killamarsh, Sheffield, S21



### KITCHEN

5' 0" x 10' 0" (1.54m x 3.05m)

Fitted with ample modern wall and base units, contrasting work top and tiled splash backs. Stainless steel sink with drainer and mixer tap. Integrated electric oven, hob and extractor fan. Under counter space for a washing machine, space for a fridge/freezer.

### CONSERVATORY

5' 11" x 9' 4" (1.82m x 2.85m)

Providing great extra living space, with wall lighting and vinyl flooring. Door to the rear garden.

### INNER LOBBY

With doors into the lounge/diner, bathroom and bedrooms.

### BEDROOM 1

8' 9" x 13' 2" (2.68m x 4.03m)

A good sized double bedroom overlooking the rear garden. Neutral decor, ceiling light and radiator.

### BEDROOM 2

7' 11" x 9' 5" (2.43m x 2.89m)

With neutral decor, ceiling light and door to the conservatory. Access to the loft via fixed ladder.



### BATHROOM

6' 0" x 4' 11" (1.84m x 1.52m)

Comprised of a double shower cubicle with plumbed in shower, wash basin and close coupled WC. Tiled walls and flooring. Ceiling light and obscure glass window.



### OUTSIDE

The front of the property has a block paved driveway and pebbled area. The carport runs along the side with door to the front for added security.

The rear garden is enclosed and low maintenance. Block paved patio and astro turf. Shed for storage. Outside tap and lighting.

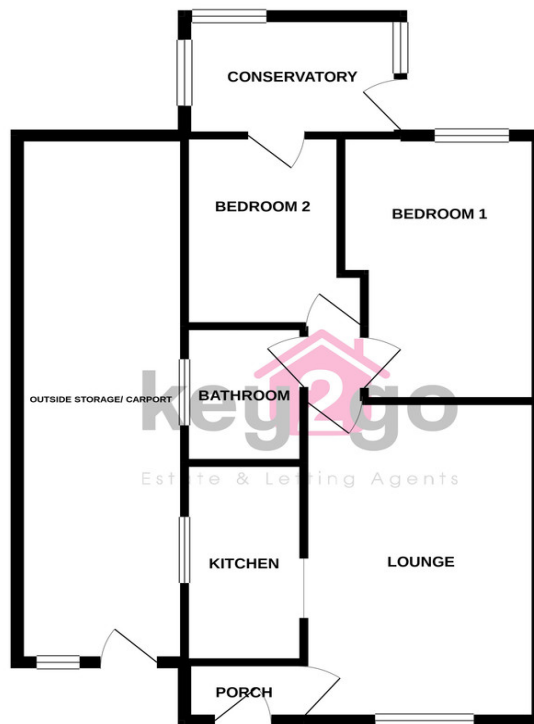
### PROPERTY DETAILS

- CHAIN FREE
- FULLY UPVC DOUBLE GLAZED
- FIXED LOFT LADDER
- GAS CENTRAL HEATING
- COMBI BOILER (IN LOFT)
- FREEHOLD



# Acacia Crescent, Killamarsh, Sheffield, S21

GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

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# EPC TO BE CONFIRMED

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

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