



## Acacia Crescent, Killamarsh, Sheffield, S21

PERFECT FOR BUYERS LOOKING TO DOWNSIZE! Don't miss your opportunity to purchase this modern and deceptively spacious two bedroom semi-detached bungalow situated in a popular residential area and backing onto country side. Offering ample off road parking, low maintenance rear garden and conservatory. Close to great local amenities and good transport links.

Asking Price Of £150,000

- TWO BEDROOMS
- SEMI-DETACHED BUNGALOW
- MODERN AND SPACIOUS THROUGHOUT
- CONSERVATORY
- OFF ROAD PARKING



## Property Description

**PERFECT FOR BUYERS LOOKING TO DOWNSIZE!** Don't miss your opportunity to purchase this modern and deceptively spacious two bedroom semi-detached bungalow situated in a popular residential area and backing onto county side. Offering ample off road parking, low maintenance rear garden and conservatory. Close to great local amenities and good transport links.

### HALLWAY

Enter through UPVC door into useful hallway with neutral decor and laminate flooring. Ceiling light, radiator and storage cupboard. Door to lounge.

### LOUNGE

10' 5" x 16' 0" (3.20m x 4.90m)  
A bright lounge with feature wallpapered wall, carpet flooring and feature fireplace with pebble effect fire. Ceiling light, radiator, TV point and window to the front. Door to kitchen and inner hallway.





#### KITCHEN

5' 2" x 10' 2" (1.60m x 3.10m)

Fitted with ample wall and base units, wood effect worktops and tiled splash backs. Stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for washing machine and space for full height fridge/freezer. Ceiling strip light, window and laminate flooring.

#### INNER HALLWAY

With neutral decor, laminate flooring and ceiling light.

Doors to shower room, bedroom and opening to second bedroom.

#### BEDROOM 1

8' 9" x 13' 2" (2.67m x 4.02m)

A good sized double bedroom with neutral decor and carpet flooring. Ceiling light, radiator, TV point and window to the rear.

#### BEDROOM 2

6' 6" x 9' 4" (2.00m x 2.85m)

An open area which could be used as dining room with neutral decor and laminate flooring. Ceiling light, radiator and double doors to conservatory.

#### CONSERVATORY

12' 11" x 6' 2" (3.94m x 1.90m)

Great extra living space with laminate flooring, radiator and wall lights. Double doors open to garden.

#### SHOWER ROOM

5' 2" x 6' 0" (1.60m x 1.83m)

Comprising of walk in shower with electric over head shower, pedestal sink and close coupled WC. Ceiling light, obscure glass window, fully tiled walls and vinyl flooring.

#### OUTSIDE

To the front of the property is a lawn and shrubbery area. Driveway with ample off road parking, carport and gate to rear. To the rear of the property is a low maintenance patio, shed with power and fencing to the boundary.

#### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER



GROUND FLOOR



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, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Sheffield

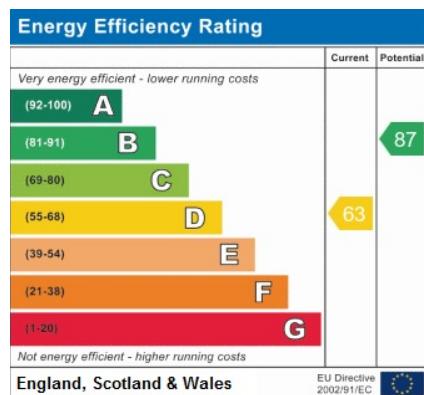
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

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