



Kirkcroft Drive, Killamarsh, Sheffield, S21

Don't miss your opportunity to purchase this modern and deceptively spacious three bedroom semi-detached property situated in a popular residential area on a quiet road. Offering conservatory, off road parking and low maintenance rear garden. Close to great local amenities and close to the Trans Pennine Trail and Rother Valley County Park. Good choice of schools this property is ideal for first time buyers or small family!

Asking Price Of £170,000

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



Property Description

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HALLWAY

Enter through UPVC door into hallway with neutral decor and carpet flooring. Ceiling light, radiator and stair rise to first floor landing. Door to lounge.

LOUNGE

11' 10" x 14' 5" (3.62m x 4.40m)

A bright and spacious lounge with neutral decor and carpet flooring. Ceiling light, radiator and window to the front. TV point and double doors to breakfast kitchen.



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KITCHEN/BREAKFAST ROOM

15' 1" x 10' 2" (4.61m x 3.10m)

A modern kitchen fitted with ample high gloss wall and base units, contrasting worktops and matching splash backs. One and a half sink positioned on island with drainer and mixer tap. Under counter space for washing machine, dishwasher and integrated fridge/freezer. Breakfast bar and black flooring with grey and silver markings. Spot lighting, radiator and window to the rear. Sliding patio doors to conservatory, door to under stairs storage cupboard and UPVC door to outside.

CONSERVATORY

6' 11" x 9' 6" (2.11m x 2.90m)

Great extra living space with painted walls and laminate flooring. Radiator and double doors to garden.



STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, window and access to boarded loft with light via fixed loft ladder. Doors to three bedrooms, shower room and storage cupboard.

BEDROOM 1

9' 2" x 12' 9" (2.80m x 3.90m)

A good sized double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window.

BEDROOM 2

8' 7" x 11' 9" (2.62m x 3.60m)

A second double bedroom with carpet flooring, painted walls and fitted double bed den. Ceiling light, radiator and window to the rear with open views.



BEDROOM 3

7' 10" x 9' 2" (2.40m x 2.80m)

A good sized single bedroom with cabin bed, wallpapered walls and carpet flooring. Ceiling light, radiator, fitted wardrobes and window to the front.

SHOWER ROOM

6' 1" x 6' 6" (1.87m x 2.00m)

Comprising of modern shower cubicle with electric shower, pedestal sink and close coupled. Spot lighting, vintage radiator and obscure glass window. Fully tiled walls and flooring.

OUTSIDE

To the front of the property is a pebbled area, hedging and driveway leading to carport. Access to large brick built outhouse with power and lighting. To the rear of the property is a low maintenance garden with pebbled and patio area. Mature plants and shrubbery.

PROPERTY DETAILS

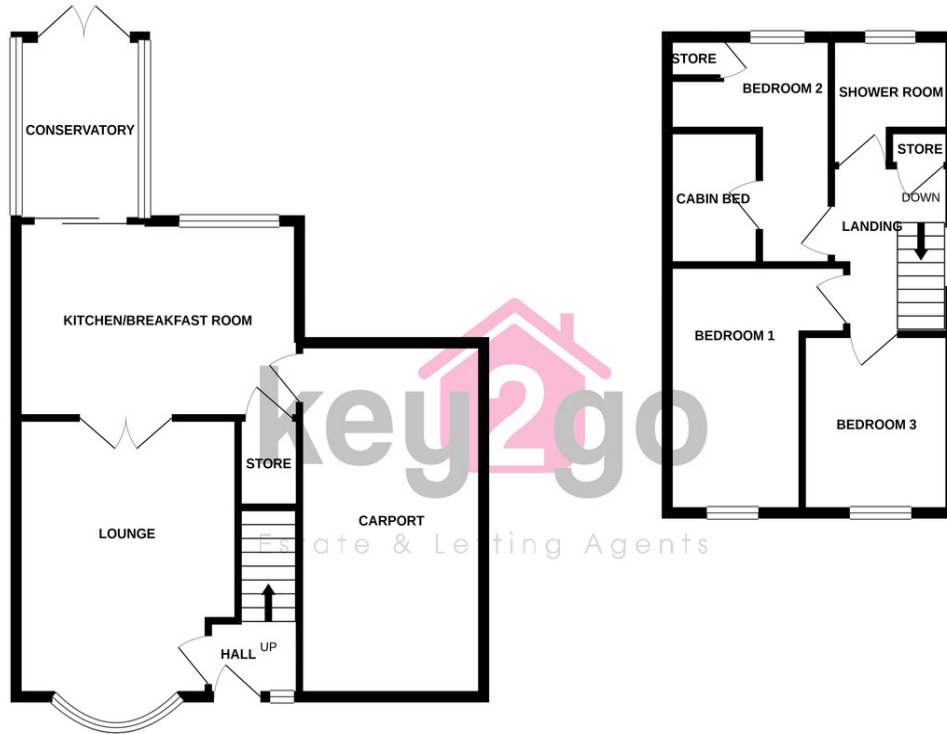
- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER



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GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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.
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Tenure

Leasehold

Council Tax Band

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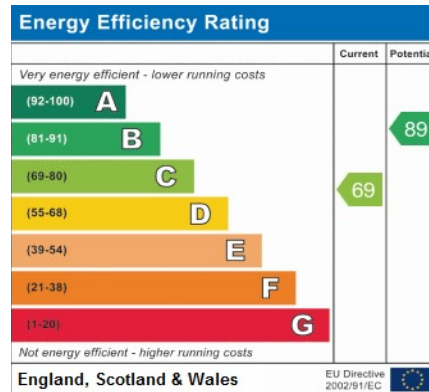
Viewing Arrangements

Strictly by appointment

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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 and 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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