



Sheffield Road, Killamarsh, Sheffield, S21

NO CHAIN!! Call our sales team to arrange your viewing on this deceptively spacious three bedroom semi-detached property situated in a popular residential area. Offering modern shower room, off road parking, conservatory and good sized rear garden. Located close to great local amenities, close to the Trans Pennine Trail and Rother Valley County Park. Good choice of schools and road links to the city centre and M1. Perfect for first time buyers or small families.

Asking Price Of £150,000

- CHAIN FREE!
- THREE BEDROOMS
- SEMI-DETACHED
- SPACIOUS THROUGHOUT
- OFF ROAD PARKING



Property Description

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HALLWAY

Enter through UPVC door into welcoming hallway with part cladding to walls and carpet flooring. Ceiling light, radiator and stair rise to first floor landing. Doors to kitchen, lounge and utility.

KITCHEN

12' 4" x 12' 10" (3.77m x 3.92m)

Fitted with ample wall and base units, wood effect worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for fridge. Ceiling light, radiator and window to the front. Vinyl flooring and fitted dining room.



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LOUNGE

12' 4" x 12' 10" (3.77m x 3.92m)

A good sized lounge with art wallpapered walls, laminate flooring and feature fireplace. Ceiling light, radiator and double doors to conservatory.

CONSERVATORY

14' 5" x 9' 2" (4.40m x 2.80m)

Great extra living space with vinyl flooring and neutral decor. Ceiling fan light, radiator, UPVC door to utility and double doors to outside.

UTILITY ROOM

9' 10" x 6' 6" (3.00m x 2.00m)

With wall units, stainless steel sink with drainer and under counter space and plumbing for washing machine. Ceiling light, obscure glass window and tiled flooring. Door to storage cupboard housing boiler.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and obscure glass window. Doors to three bedrooms and shower room.

BEDROOM 1

12' 11" x 9' 6" (3.94m x 2.90m)

A generous sized bright double bedroom with wallpapered walls, laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM 2

10' 11" x 7' 10" (3.34m x 2.40m)

A second double bedroom with wallpapered walls, laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the front.

BEDROOM 3

8' 9" x 8' 0" (2.67m x 2.44m)

A third front facing single bedroom with part cladding to wall, laminate flooring and wardrobes. Ceiling light, radiator and window.

SHOWER ROOM

9' 10" x 6' 6" (3.00m x 2.00m)

A newly fitted ultra modern shower room comprising of walk in shower with over head and hand held shower and glass shower screen. Vanity unit with wash basin and close coupled WC. Spot lighting, ladder style radiator and obscure glass window. Fully tiled walls and flooring.

OUTSIDE

To the front of the property is a brick paved driveway for up to three cars. To the rear of the property is an enclosed good sized patio, lawn area and garden shed.

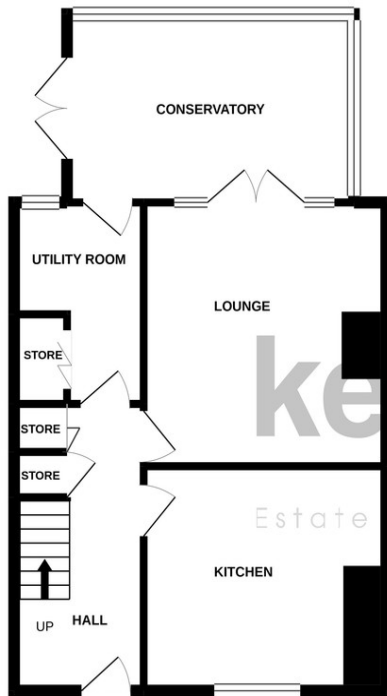
PROPERTY DETAILS

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

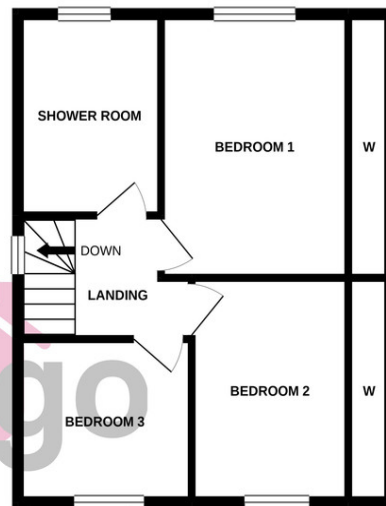


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GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



key2go
Estate & Letting Agents

TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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

Freehold

Council Tax Band

B

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 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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