



Rowan Tree Road, Killamarsh, Sheffield, S21

NO CHAIN! A fantastic and unique opportunity to purchase this deceptively spacious, three bedroomed town house with living accommodation over three floors. Having a master bedroom with en-suite, downstairs WC and a modern kitchen and bathroom. Benefiting from a low maintenance rear garden and two allocated parking spaces. The property is well positioned for local amenities and main public transport links. A short walk away to Rother Valley Country Park and a choice of local schools. This property is ideal for first time buyers or small families alike!

Asking Price Of £180,000

- CHAIN FREE!
- THREE BEDROOMS
- THREE STOREY TOWN HOUSE
- MASTER BEDROOM WITH EN-SUITE
- DOWNSTAIRS WC



Property Description

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HALLWAY

Entrance into the hallway with painted walls and laminate flooring. Spot lighting, radiator and stairs rise to the first floor. Doors lead to the WC and lounge. Open to the kitchen.

WC

Having a pedestal sink and close coupled WC. Ceiling light, an obscure glass window, a feature wallpapered wall and laminate flooring.

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KITCHEN

6' 1" x 12' 1" (1.86m x 3.7m)

Fitted with high gloss and glass units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine. Integrated dishwasher, fridge and freezer. Spot lighting, vinyl flooring and a window. Open over the worktop to the lounge.

LOUNGE

13' 0" x 14' 5" (3.97m x 4.41m)

A good sized living area with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and a walk in bay window with patio doors gives access to the garden. TV point and a feature fireplace. A useful under stairs storage cupboard.



STAIRS AND LANDING

Carpeted stairs rise to the first and second floor. To the first floor, doors lead to the two bedrooms, bathroom and large storage cupboard. The second staircase gives access to the master suite.

BEDROOM TWO

12' 10" x 11' 1" (3.93m x 3.39m)

A good sized double bedroom with two wallpapered walls and carpeted flooring. Ceiling light, two radiators and two windows overlook the rear garden with open views.

BEDROOM THREE

12' 10" x 7' 6" (3.93m x 2.31m)

A good sized single bedroom with a feature wallpapered wall and carpeted flooring. TV point, ceiling light, radiator and two windows overlook the front of the property.



BATHROOM

Comprising of a bath with an overhead plumbed in shower, pedestal sink and close coupled WC. Ceiling light, radiator, fully tiled walls and vinyl flooring.

MASTER BEDROOM

21' 6" x 9' 1" (6.56m x 2.77m)

A generous double bedroom with two sets of fitted wardrobes. Having a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and a window overlooking the front of the property. A velux style window to the rear and a door leads to the en-suite.



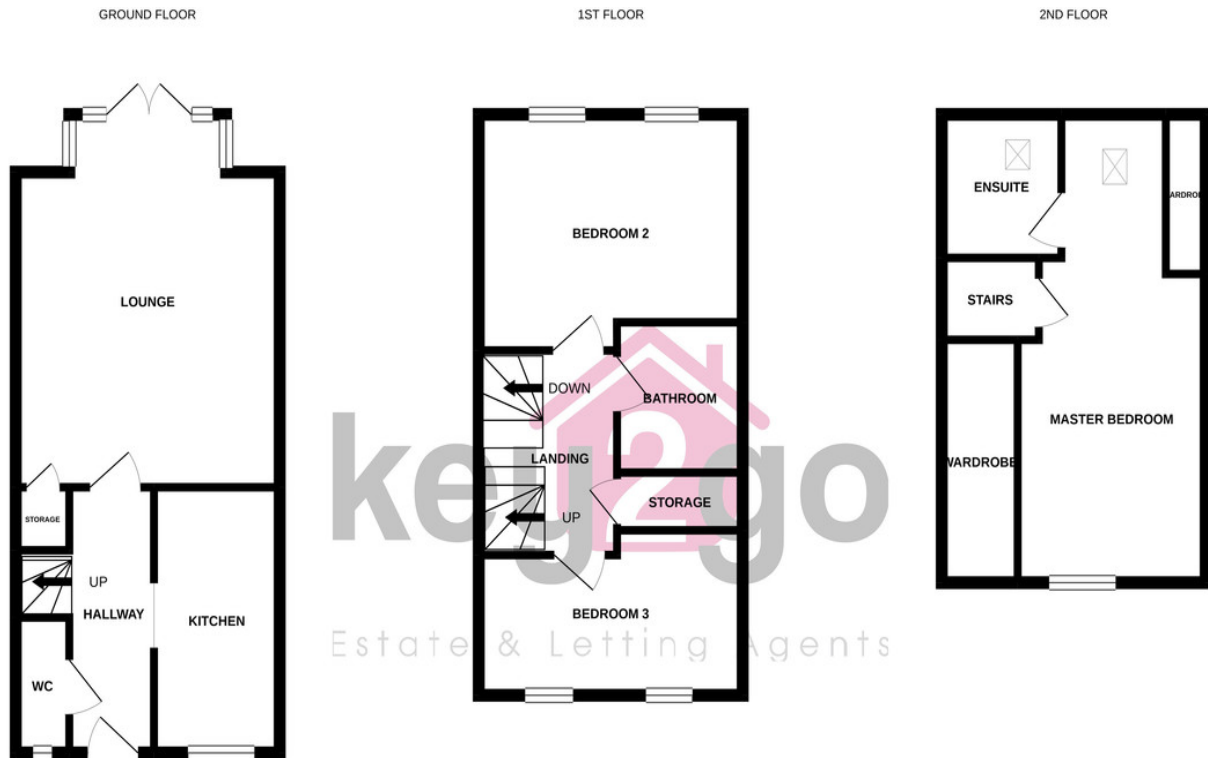
ENSUITE

Having a shower cubicle with plumbed in shower, pedestal sink and close coupled WC. Spot lighting, radiator and a velux style window. Part tiled walls and tiled flooring. A large storage cupboard within the eaves.

OUTSIDE

To the rear of the property is an enclosed garden with astroturf and a lawn. A garden shed, fencing to the boundary and a gate leads to the car park with two allocated parking spaces.

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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

C

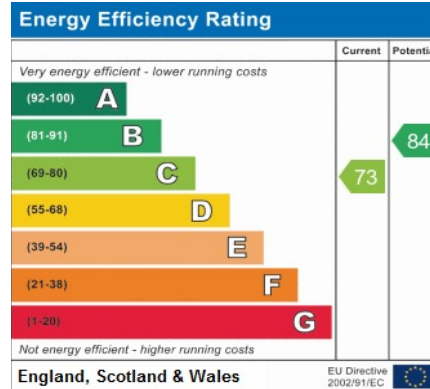
Viewing Arrangements

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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