



Simcrest Avenue, Killamarsh, Sheffield, S21

Asking Price Of £185,000

A fantastic opportunity to purchase this modern and deceptively spacious, three bedroomed semi-detached property which is tucked away on a quiet cul-de-sac. Having a stunning, recently fitted kitchen and a generous conservatory. Benefiting from off road parking and a large garage. With a low maintenance rear garden and within walking distance to local amenities. Ideal for a first time buyer or small families alike!

- THREE BEDROOMS
- SEMI-DETACHED
- MODERN AND SPACIOUS THROUGHOUT
- STUNNING KITCHEN
- GOOD SIZED CONSERVATORY



Property Description

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PORCH

Entrance via a composite door into the useful porch area with a ceiling light and hardwearing flooring. Window, storage cupboard and a door leads to the lounge.

LOUNGE

14' 7" x 15' 1" (4.47m x 4.6m)

A good sized living area with neutral decor and carpeted flooring. Two wall lights, radiator and a window overlooks the front of the property. Gas fire, TV point and a door leads to the stairs. Double doors lead to the breakfast kitchen.

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BREAKFAST KITCHEN

14' 6" x 9' 10" (4.43m x 3.00m)

A stylish kitchen fitted with ample, soft closing high gloss wall and base units, composite worktops and matching splash backs. Sink with drainer and mixer tap. Double oven, electric hob and a feature hood extractor fan. Under counter space for a washing machine and space for a full height fridge/freezer. Integrated dishwasher and a vertical radiator. Ceiling light, spot lighting, tile effect flooring and a window. Double doors lead to the Conservatory.

CONSERVATORY

14' 1" x 10' 3" (4.3m x 3.13m)

A good sized extension with neutral decor, wood flooring and an infrared wall hung heater. Two wall lights and sliding patio doors lead to the rear garden.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a ceiling light and access via a fixed loft ladder to the boarded loft. Doors lead to the three bedrooms, bathroom and storage cupboard.

BEDROOM ONE

12' 1" x 8' 5" (3.7m x 2.57m)

A good sized double bedroom with a feature wallpapered wall and carpeted flooring. Two ceiling lights, radiator, window and TV point.

BEDROOM TWO

8' 5" x 9' 4" (2.58m x 2.85m)

A second double bedroom with carpeted flooring, fitted wardrobes and a feature wallpapered wall. Spot lighting, radiator and a window overlooks the rear of the property with open views.

BEDROOM THREE

6' 0" x 8' 0" (1.837m x 2.45m)

A single bedroom with neutral decor and laminate flooring. Ceiling light, radiator and a window overlooks the front of the property.

BATHROOM

Comprising of a bath with an over head electric shower, pedestal sink and low flush WC. Ceiling light, radiator and an obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

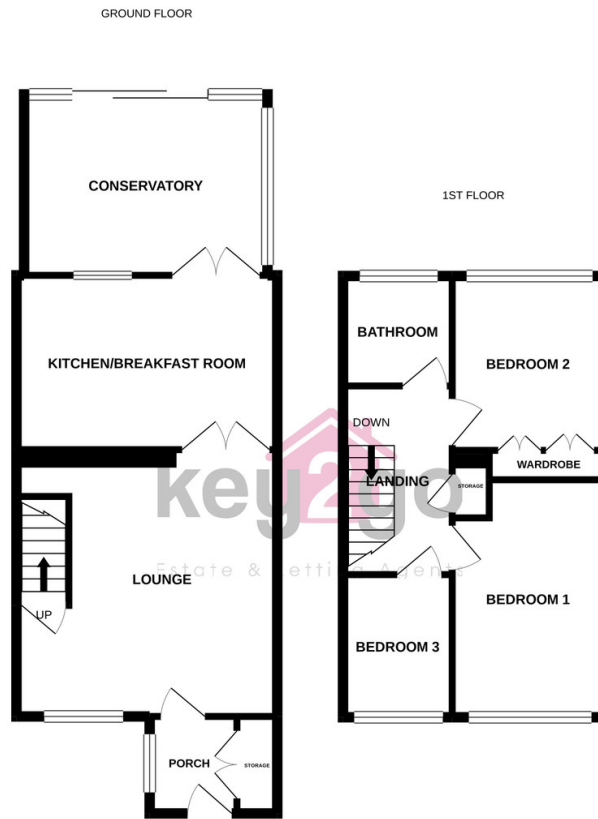
To the front of the property is a double driveway and a lawn area. Access to the garage with power and lighting. To the rear of the property is a low maintenance garden with decking and a patio leading to the garage. A pebbled garden with mature shrubs and plants, a sitting area and outside tap.

PROPERTY DETAILS

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- FREEHOLD



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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

B

Viewing Arrangements

Strictly by appointment

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EPC TO BE CONFIRMED

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