



## Sheffield Road, Killamarsh, Sheffield, S21

Asking Price Of £165,000

CHAIN FREE!! A unique opportunity to purchase this spacious three bedroom semi-detached property situated in a popular residential area. Having occasional loft space creating masses of potential, downstairs WC and off road parking. Located close to great local amenities, good choice of schools and road links to the city centre and M1. Perfect for first time buyers or small families!

- CHAIN FREE!
- THREE BEDROOMS
- SEMI-DETACHED
- SPACIOUS THROUGHOUT
- DOWNSTAIRS WC



## Property Description

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### PORCH

Enter through UPVC door into useful porch with spot lighting and tiled flooring. Door to hallway.

### HALLWAY

Enter into welcoming hallway with neutral decor and carpet flooring. Ceiling light, radiator and window. Stair rise to first floor landing and doors to lounge and dining room.

### LOUNGE

11' 0" x 12' 0" (3.36m x 3.67m)

A bright lounge with carpet flooring, wallpapered walls and extended bay. Ceiling light, two radiators and window to the front.

### DINING ROOM

15' 1" x 13' 5" (4.61m x 4.10m)

A good sized second reception room with carpet flooring, feature wallpapered chimney breast and feature fireplace. Ceiling light, radiator and window to the side. Patio doors to garden and doors to kitchen and under stairs storage cupboard.

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### KITCHEN

7' 5" x 14' 6" (2.28m x 4.42m)

A well kept kitchen fitted with ample wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for dishwasher and space for full height fridge/freezer. Spot lighting, radiator and window. Boiler, tiled flooring and door to rear lobby.

### REAR LOBBY

With utility space and space for washing machine. Ceiling strip light and tiled flooring. Door to downstairs WC and composite door to garden.

### DOWNSTAIRS WC

7' 6" x 2' 11" (2.30m x 0.90m)

Comprising of close coupled WC and wash basin. Ceiling light, radiator and tiled flooring.



### STAIRS/LANDING

A carpet stair rise to first floor landing with two ceiling lights, radiator and loft access. Doors to three bedrooms.

### BEDROOM 1

15' 2" x 12' 1" (4.63m x 3.70m)

A generous sized double bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to the front. Original wrought iron fireplace and over stairs storage cupboard.

### BEDROOM 2

13' 1" x 11' 10" (4.00m x 3.63m)

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

### BEDROOM 3

7' 6" x 8' 11" (2.30m x 2.72m)

A good sized single bedroom which could be used as dressing room with neutral decor and carpet flooring. Ceiling light, radiator and window. Cupboard housing hot water tank and door to shower room.



### SHOWER ROOM

4' 11" x 7' 3" (1.50m x 2.22m)

Comprising of shower cubicle with electric shower, vanity unit with wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Acrylic sheeting and laminate flooring.

### OCCASIONAL LOFT ROOM

Great storage space with masses of potential. Ceiling strip light, carpet flooring and fixed loft ladder.

### OUTSIDE

To the front of the property is a driveway with off road parking for two cars, side path to rear. To the rear of the property is two patio areas, flower beds, greenhouse and garden shed with power and lighting.

### PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- TRADITIONAL BOILER



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TOTAL FLOOR AREA: 1172 sq.ft. (108.9 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.  
Made with floorplan 12022

## 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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