18 Ashton Close | Killamarsh | Sheffield | S21 1HS
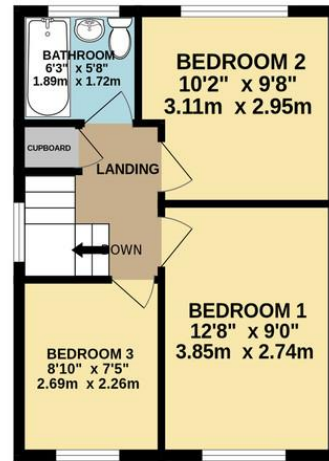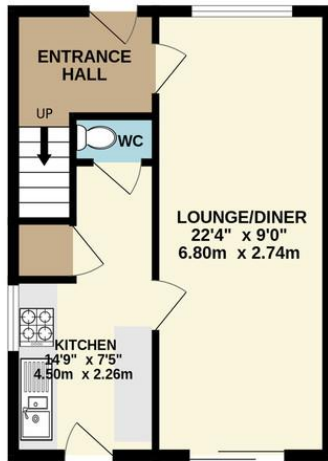
£165,000

Bell & Co Estates are pleased to present this spacious Three Bedroom Semi-Detached home in the heart Killamarsh, selling with no vendor chain. In brief the property compromises of Entrance Hallway, large open plan Lounge with electric fire and surround with Dining Area and patio doors opening up onto the rear garden, rear facing Kitchen with understairs WC and large storage cupboards. Upstairs are THREE LARGE BEDROOMS and a family Bathroom complete with shower over bath, wash basin and WC. To the front of the property is a large driveway providing off road parking with grassed area leading to the detached Garage and gate leading to a spacious and private rear garden. Close to all local amenities, transport links and schools, this property is in a prime location and would make the perfect family home.

- Three Bedroom Semi Detached
- Spacious Throughout
- Great Potential
- Perfect Family Home
- Open Plan Lounge /Diner
- Detached Garage
- Private Enclosed Garden

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.

ENTRANCE HALL

UP

WC

LOUNGE/DINER
22'4" x 9'0"
6.80m x 2.74m

KITCHEN
14'9" x 7'5"
4.50m x 2.26m

BATHROOM
6'3" x 5'8"
1.89m x 1.72m

BEDROOM 2
10'2" x 9'8"
3.11m x 2.95m

CUPBOARD

LANDING

DOWN

BEDROOM 1
12'8" x 9'0"
3.85m x 2.74m

BEDROOM 3
8'10" x 7'5"
2.69m x 2.26m

TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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18 Ashton Close
Killamarsh
SHEFFIELD
S21 1HS

Energy rating

C

Valid until	Certificate number
8 May 2034	**9700-7788-0922-6307-3543**

Property type	Semi-detached house
Total floor area	68 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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