



57 Beaver Hill Road | Killamarsh | Sheffield | S13 7UA

Guide Price £170,000 to £180,000

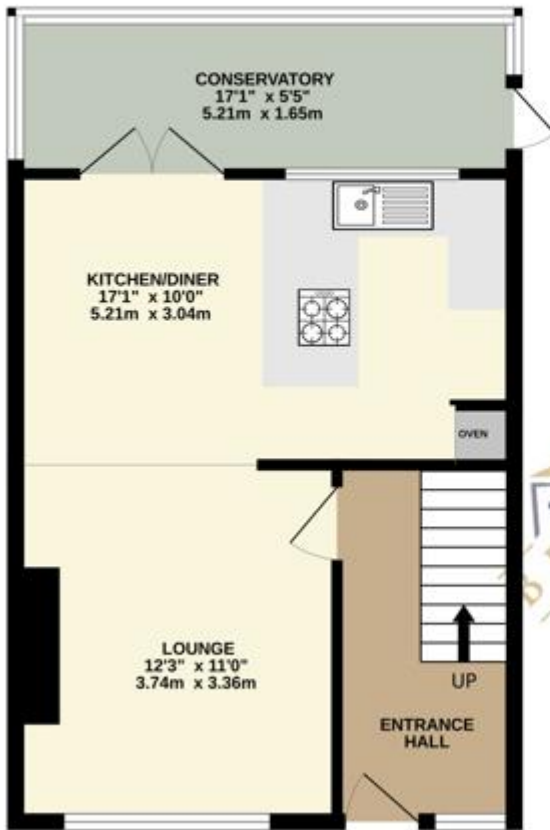
Bell & Co Estates are delighted to present this modern, three-bedroom semi-detached home situated in the heart of Killamarsh in prime position close to local amenities. The current owners have spent a lot of time and money updating the property since ownership making it a beautiful family home. In brief the property comprises of entrance hallway with glass and wooden staircase allowing access in the front facing cosy Lounge seamlessly flowing into the dining Kitchen creating a beautiful open plan feel perfect for entertaining loved ones. The kitchen is fitted with stunning modern units and integrated appliances. Patio doors opening into the Conservatory at the rear of the property, a great storage space or utility area or could easily be turned into a sunroom. To the upstairs are three good size bedrooms and a modern family bathroom with shower over bath, WC and sink. To the front of the property the steps allow access to the front door with grassed area and to the rear is an enclosed garden which is mainly laid to lawn with patio area. To the side of the garden is an area that allows for off road parking. Close to the local amenities this home is in a great location. Viewing is highly recommended to fully appreciate all this home has to offer.



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



Contact Details

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57 Beaver Hill Road
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Energy rating

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Valid until
15 December 2034

Certificate number
2171-1968-1611-1285-9831

Property type Semi-detached house

Total floor area 75 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 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