



## 10 Marrison Drive | Killamarsh | S21 1HF

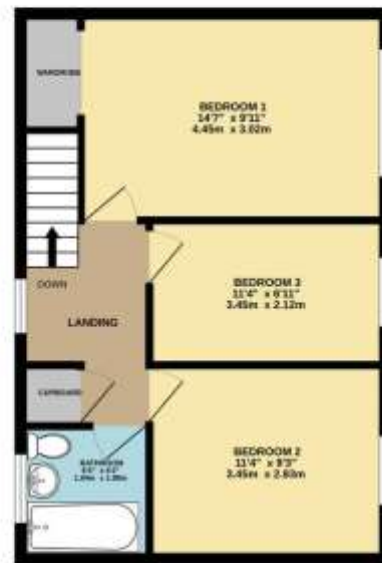
Guide Price £160,000 to £170,000

Bell & Co Estates are proud to present this spacious three-bedroom mid-terraced home, offered with no vendor chain. Whether you're a first-time buyer or an investor, this property is a blank canvas ready to be transformed into a perfect home. The property opens into a spacious front porch, leading into the entrance hallway, which includes a downstairs WC with wash basin and a handy understairs storage area. The large rear-facing lounge is bright and airy, featuring an electric fire with surround and French doors that open onto the rear garden, making it an ideal space for relaxing and entertaining. The fully fitted kitchen and dining area provides ample cupboard and worktop space, perfect for family meals. A rear door offers access to the garden. Upstairs, there are three well-proportioned bedrooms, offering flexibility for family living, guest rooms, or a home office. The family bathroom is fitted with a shower over bath, wash basin, and WC, completing the first floor. The front of the property features an allocated parking space and a grassed garden area. The private rear garden includes a patio area and lawn, providing a great outdoor space for entertaining, gardening, or relaxing.



GROUND FLOOR  
514 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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 operation or efficiency can be given.  
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## Contact Details

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10 Marrison Drive  
Killamarsh  
SHEFFIELD  
S21 1HF

Energy rating

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Valid until  
**30 March 2035**

Certificate number  
**2389-2149-8130-0751-9153**

**Property type** Mid-terrace house

**Total floor area** 92 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