



Nethergreen Avenue, Killamarsh, Sheffield, S21

Asking Price Of £185,000

The perfect opportunity to purchase this spacious three bedroom detached property situated in a popular residential area. Benefitting from off road parking to front and side, garage with power and lighting and larger than average enclosed rear garden. The property is well positioned for great local amenities and transport links close by. Ideal for a small family!

- THREE BEDROOMS
- DETACHED HOUSE
- SPACIOUS THROUGHOUT
- OPEN PLAN LOUNGE/DINER
- OFF ROAD PARKING AND GARAGE



Property Description

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HALLWAY

Enter through wooden door into hallway with carpet flooring and neutral decor. Ceiling light, radiator and smoke alarm. Stair rise to first floor landing and door to lounge/diner.

LOUNGE/DINER

23' 5" x 12' 7" (7.15m x 3.84m)

A bright and spacious lounge/diner with carpet flooring, feature wallpapered wall and feature pebble effect fireplace. Two ceiling lights, two wall lights, two radiators and window to the front. Door to kitchen and sliding patio doors to rear garden.



KITCHEN

6' 9" x 9' 10" (2.06m x 3.00m)

Fitted with ample wall and base units, contrasting worktops and matching splash backs. Stainless steel sink with drainer and mixer tap, oven, hob and extractor fan. Integrated microwave, dishwasher and fridge/freezer. Under counter space for washing machine and under stairs storage cupboard. Spot lighting, tiled flooring and obscure glass window. uPVC door to outside.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, smoke alarm and window. Loft access, doors to three bedrooms and bathroom.



BEDROOM 1

7' 9" x 12' 11" (2.37m x 3.96m)

A generous sized double bedroom with neutral decor, carpet flooring and fitted wardrobes. Ceiling light, radiator and window.

BEDROOM 2

9' 6" x 10' 1" (2.91m x 3.08m)

A second double bedroom with painted walls, laminate flooring and fitted wardrobes. Spot lighting, radiator and window.



BEDROOM 3

6' 11" x 6' 7" (2.11m x 2.03m)

A good sized single bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window.

BATHROOM

5' 11" x 8' 6" (1.82m x 2.61m)

Comprising of bath with over head shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Door to over stairs storage cupboard, fully tiled walls and flooring.



OUTSIDE

To the front of the property is a block paved driveway providing ample off road parking for three cars. To the side of the property is further off road parking, a carport and access to garage with power and lighting. To the rear of the property is a larger than average sized garden with patio and lawn area. Steps leading to second large lawn.

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GROUND FLOOR 363 sq. ft.
(33.7 sq. m.)



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



TOTAL FLOOR AREA: 728 sq. ft. (67.7 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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Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

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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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