



Kirkcroft Avenue, Killamarsh, Sheffield, S21

A unique and fantastic opportunity to purchase this EXTENDED FOUR bedroomed semi-detached property situated in the ever popular village of Killamarsh. Benefitting from ample off road parking, a second reception room and an enclosed rear garden. The property is well positioned for local amenities, transport links and road links to the M1 Motorway. Within close proximity to Rother Valley Country Park and tucked away on a road. This property would make the ideal family home!

Guide Price £190,000 - £200,000

- FOUR BEDROOMS
- EXTENDED SEMI-DETACHED
- SPACIOUS THROUGHOUT
- DINING ROOM AND FURTHER RECEPTION ROOM



Property Description

A unique and fantastic opportunity to purchase this **EXTENDED FOUR** bedroomed semi-detached property situated in the ever popular village of Killamarsh. Benefitting from ample off road parking, a second reception room and an enclosed rear garden. The property is open aspect with views to Rother Valley and is well positioned for local amenities, transport links and road links to the M1 Motorway. Within close proximity to Rother Valley Country Park and tucked away on a road. This property would make the ideal family home!

HALLWAY

Entrance via a uPVC door into the useful hallway with neutral decor and carpeted flooring. Ceiling light, radiator and smoke alarm. Stairs rise to the first floor and a door leads to the lounge.

LOUNGE

14' 4" x 11' 8" (438m x 3.57m)

A bright and spacious living area with a ceiling light, radiator and a feature gas fire with a surround. A bay window overlooks the front of the property and a door leads to the dining room.

DINING ROOM

8' 1" x 16' 8" (2.48m x 5.1m)

A formal dining area with a feature wallpapered wall and laminate flooring. Ceiling light and wall light. Radiator and sliding patio doors lead to the rear garden. Door to the kitchen.



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KITCHEN

7' 5" x 16' 5" (2.28m x 5.01m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Electric cooker, gas hob and an integrated microwave. Space for a full height fridge/freezer and under counter space for a washing machine and dishwasher. Integrated fridge and a sink with mixer tap. Breakfast bar, spot lighting and window. Under stairs storage cupboard and tiled flooring.

SITTING ROOM

8' 6" x 17' 1" (2.6m x 5.23m)

Fantastic extra living space with neutral decor and uPVC doors leading to the front and rear of the property. Spot lighting, window and a storage cupboard housing the boiler.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a smoke alarm and access to the loft via a fixed loft ladder. Doors lead to the four bedrooms and bathroom.

BEDROOM ONE

8' 7" x 17' 4" (2.62m x 5.3m)

A good sized double bedroom with carpeted flooring and a feature wallpapered wall. Fitted wardrobes and dual aspect windows. Radiator, ceiling light and access to the second loft.

BEDROOM TWO

8' 9" x 12' 4" (2.69m x 3.76m)

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and a window overlooks the front of the property with open views.

BEDROOM THREE

8' 7" x 10' 4" (2.63m x 3.15m)

A third double bedroom with fitted wardrobes and additional fitted drawers, neutral decor and laminate flooring. Ceiling light, radiator and a window overlooks the rear of the property.

BEDROOM FOUR

5' 11" x 9' 3" (1.81m x 2.83m)

A single built-in bed with under bed storage and fitted wardrobe and cupboard. Neutral decor and window overlooking the front of the property. Ceiling light and radiator.

BATHROOM

Comprising of a bath with an over head electric shower, sink and close coupled WC. Spot lighting, radiator and an obscure glass window. Fully tiled walls and laminate flooring.

OUTSIDE

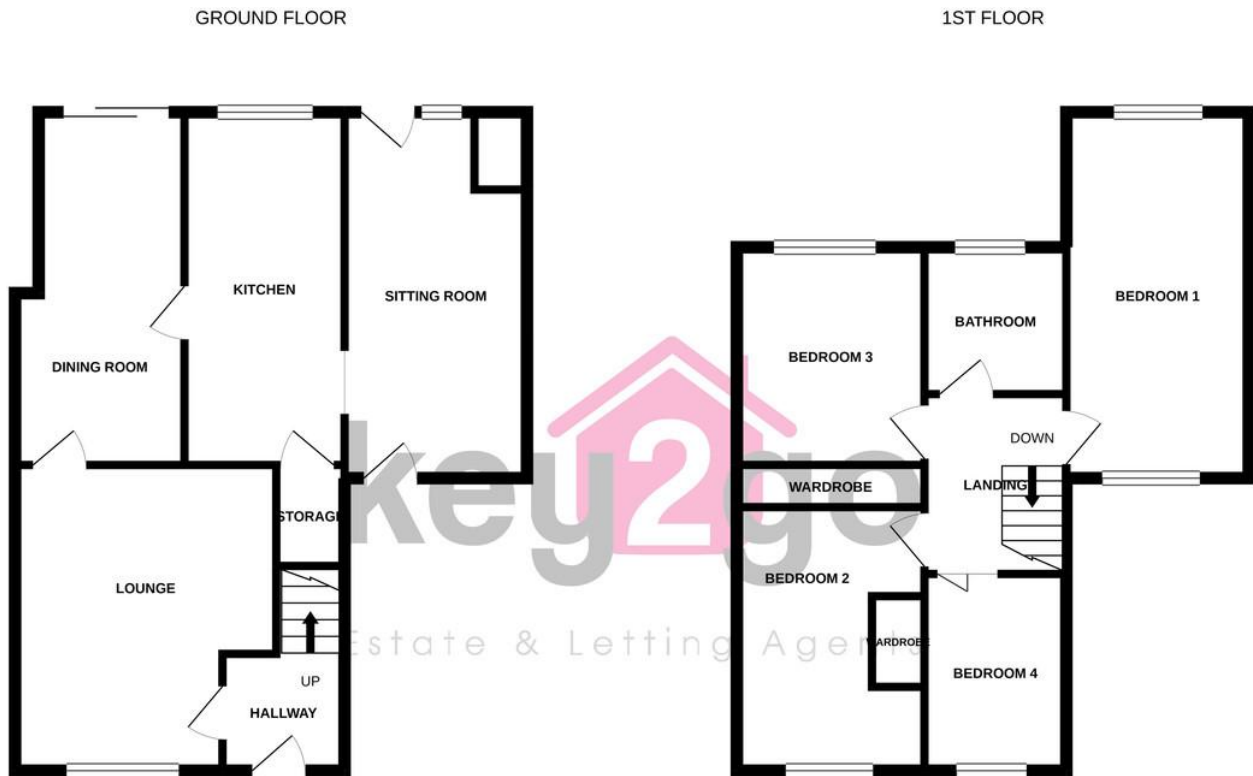
To the front of the property is a paved driveway providing off road parking and a gate giving access to the side door. To the rear of the property is a well maintained enclosed garden with a patio area and steps rising to the lawn. Flower beds with shrubbery and two garden sheds (One with power). With outside tap and external power point

PROPERTY DETAILS

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- LEASEHOLD



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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

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

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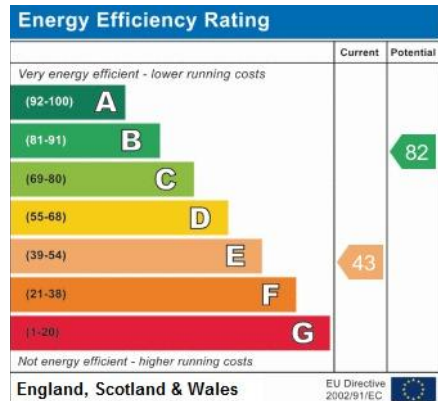
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

