



## Offers In The Region Of £145,000

- 3 Bedroom terrace house
- Well located close to Sheffield
- Well presented property
- Enclosed low maintenance rear garden area
- Good sized lounge and dining room
- Attic room conversion
- Ideal starter home
- Modern tiled bathroom
- Lovely views

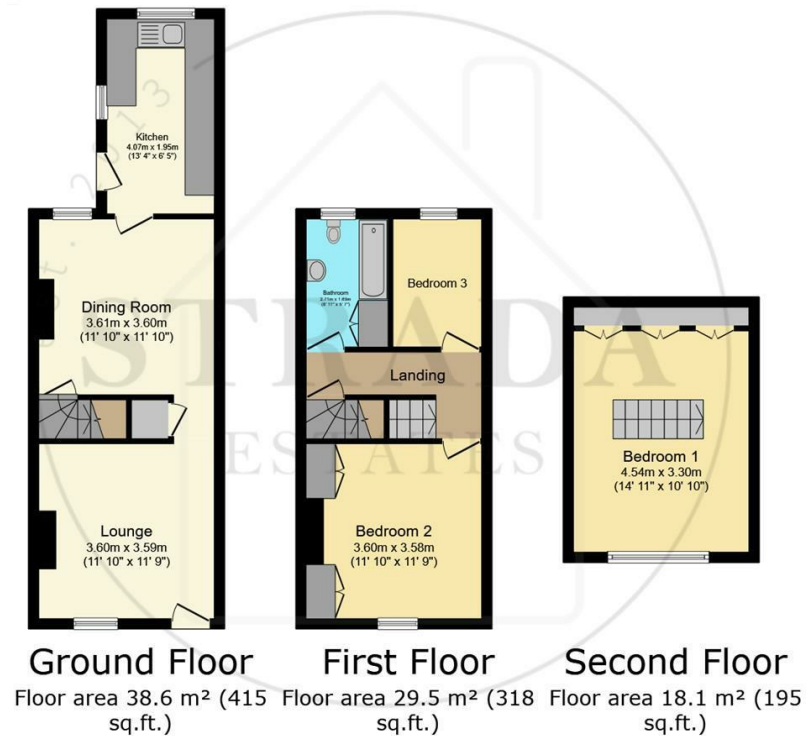
# 37 Mansfield Road, Sheffield S21 2BW

 3  1  2  D

Council Tax Band: A







TOTAL: 86.2 m<sup>2</sup> (928 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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3 bedroom terrace home located in Killamarsh with good local shops/amenities and excellent transport links with key bus routes and motorway access. There are a number of highly regarded schools in the area and you have Rother Valley Country Park on the doorstep.

Externally the property has parking to the front with an enclosed rear garden to the rear. With pavers it is easily maintained and ideal for outdoor entertainment, with a shed for storage.

Entering the property the lounge has contemporary styling and leads through to the dining room to the rear. The generous dining room gives access to the stairs onto the 1st floor with the kitchen to the rear. The kitchen has fitted cabinets and worktops with a fitted extractor and space for a washing machine, and cooker. Access to the rear is off the kitchen.

On the 1st floor there are two double bedrooms, with the 1st room across from the family bathroom and the master bedroom to the front. The bathroom has been tiled and has a white 3 piece suite with a shower over the bath and a cupboard for storage. There are stairs that lead up to the attic room. The attic room has been converted and provides additional space or a further bedroom if required with lovely views out over the fields.

The property has double glazed windows throughout, GCH and is a freehold situated in council tax band A.