



## 45 Station Road, Killamarsh, Derbyshire, S21 1EN

Offers In The Region Of £122,500

- Mid Terraced Home
- NO CHAIN
- uPVC DG
- Versatile Outbuildings
- Three Bedrooms
- Ideal for FTB/Young Families/Investors
- Popular Location
- Well Proportioned Accommodation
- GCH
- Close To Local Amenities

# 45 Station Road, Killamarsh S21 1EN

Andersons are delighted to offer to the market this two/three bed mid terraced property, which is located in the popular village of Killamarsh. The property is something of a 'Tardis' offering extremely generous living accommodation over two floors. Whilst the property has been a much loved home it does require some modernisation and cosmetic improvement however the size and versatility of this fine home will be appealing to FTBs, young families and investor/developers alike.

The property benefits from uPVC double glazing throughout, gas fired central heating, a ground floor shower room and low maintenance garden with outbuildings.

Station Road is located close to the heart of Killamarsh, which well served by a host of local shops, supermarkets, further amenities and schools. It is also well placed for Rother Valley Country Park, Drakehouse retail park, Crystal Peaks Shopping Centre, Super Tram and major road networks and M1.

The accommodation briefly comprises: Ground Floor: Open plan Living/Dining Room, Kitchen, Inner Porch and Shower Room. First Floor: Landing, Three Bedrooms. Outside



Council Tax Band: A



## ACCOMMODATION

### GROUND FLOOR

#### LIVING/DINING ROOM

23'3" m x 11'10" m

A large and open room which benefits from a front facing uPVC double glazed windows and a uPVC entrance door with inlaid glazed panel, coving and to the ceiling, a central heating radiator and a feature Louis style fire surround with tiled back and hearth and inset log effect gas fire. An open tread staircase leads to the first floor accommodation.

#### KITCHEN

13'4" m x 11'10" m

Fitted with a comprehensive range of units above and below roll edge work surfaces and tiled splash backs. Incorporated within these units is a single bowl sink and drainer with mixer tap, an electric oven and grill and a 4 ring gas hob with extractor hood over. There is space for a fridge freezer and space and plumbing for a dishwasher and washing machine. A rear facing uPVC double glazed window looks onto the rear yard, and a skylight provides more natural light. There is also coving to the ceiling and a central heating radiator.

#### INNER PORCH

5'8" m x 3'2" m

Having a uPVC entrance door and a central heating radiator.

#### SHOWER ROOM

9'2" m x 5'8" m

Being fitted with a three piece suite comprising of an enclosed shower cubicle with electric shower, low flush WC and pedestal wash hand basin. There is a side facing uPVC double glazed window, a heated ladder style towel radiator, half tiled walls and coving to the ceiling.

### FIRST FLOOR

#### BEDROOM ONE

11'11" m x 11'10" m

A good sized double bedroom which benefits from a front rear facing uPVC double glazed window, a central heating radiator, coving to the ceiling and a fan light.

#### BEDROOM TWO

16'0" m x 5'10" m

With a rear facing uPVC double glazed window, a central heating radiator and coving to the ceiling

#### BEDROOM THREE

8'0" m x 6'2" m

Currently utilised as an additional w/c, this room is fitted with a low flush w/c and pedestal wash hand unit and there are ceramic tiles to half level. These additions could be easily removed and the room would convert back to a bedroom or further sanitary wear could be installed to provide a further bathroom (subject to relevant regulations). There is a rear facing uPVC double glazed window, a central heating radiator and the combination central heating boiler is housed here.

#### OUTSIDE

To the front of the property there is a low maintenance gravel garden with behind a low level wall.

To the rear of the property is an enclosed yard garden with three brick and timber store rooms, which could be removed to provide a larger garden area or with a bit of imagination, time and effort could be converted into something a bit special!

#### GENERAL

The sale of this property is subject to Probate. The application has been submitted and we anticipate the Grant of Probate to be returned within the time line of a 'normal' sale. However we cannot guarantee this so

please take this into consideration if you wish to offer on this property.

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. No tests have been carried out on any appliances, fires and boilers and any mention of these relates to their physical presence and not their working condition.

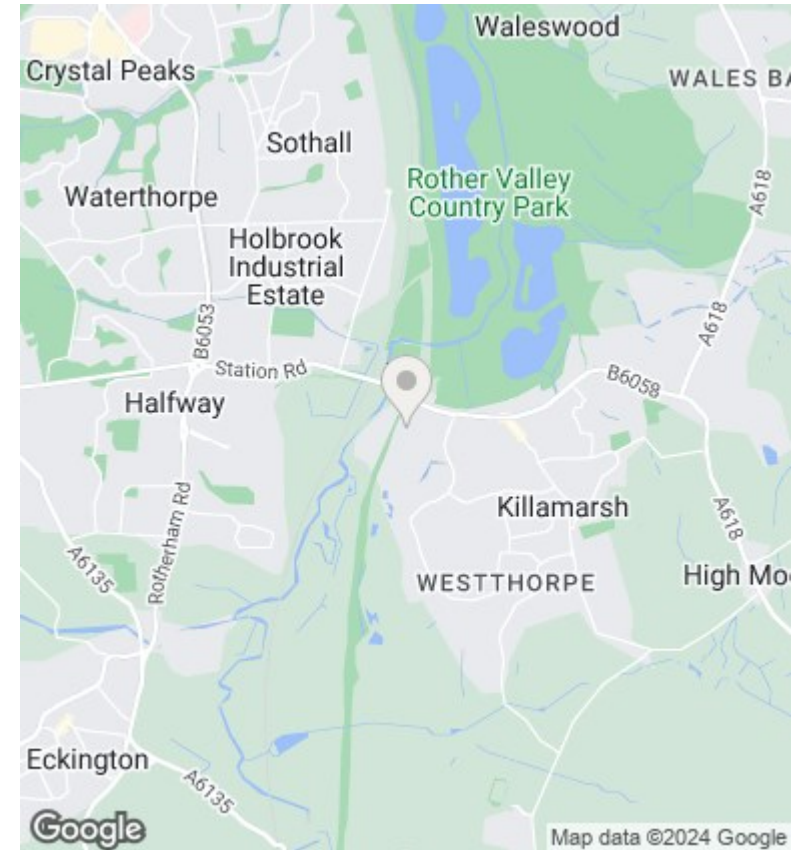
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.







Total area: approx. 96.8 sq. metres (1041.8 sq. feet)  
Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only. Plans produced using PlanUp.



## Council Tax Band

A

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	