



## 154 Sheffield Road, Killamarsh, S21 1EB

Offers In The Region Of £175,000

- Semi Detached House
- Double Glazed Windows And Doors
- Level, Low Maintenance Gardens
- Three Bedrooms
- Warm Air Central Heating
- Popular Village Location
- NO CHAIN
- Well Proportioned Accommodation
- Close To Local Amenities

# 154 Sheffield Road, Killamarsh S21 1EB

Andersons are delighted to offer to the market this fine three bedroom semi detached home which is located in the heart of the ever popular village of Killamarsh. Whilst the property has been well maintained it would benefit from some modernisation and light cosmetic upgrading. Having double glazed windows throughout, warm air central heating, a conservatory and low maintenance gardens. The property is situated in popular and convenient location which is well served by a host of local shops, amenities and schools, also well placed for Rother Valley Country Park, Crystal Peaks/Drakehouse retail centres and major road and motorway networks.



Council Tax Band: B



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## Accommodation

### Ground Floor

#### Entrance Hall

Having a uPVC entrance door with a complementary uPVC double glazed side panel. A staircase leads to the first floor accommodation.

#### Living Room

14'2" x 13'0" (max)

A good sized living room which benefits from a feature granite fireplace with an inset electric fire, coving and rose to the ceiling and a front facing sealed unit double glazed window.

#### Kitchen Diner

16'5" x 9'7"

The kitchen area is fitted with the range of medium oak fronted units above and below roll top work surfaces. Incorporated within is a single bowl, stainless steel sink with mixer tap, a double electric oven with 4 ring gas hob and

extractor hood over. There is also a rear facing UPVC double glazed window, a useful pantry, a gas fired warm air central heating boiler and a gas fired Ideal Classic boiler which provides hot water. The dining area benefits from a rear facing UPVC double glazed window and a uPVC stable door.

#### Conservatory

6'6"/213'3" x 7'4"

Being of uPVC construction above brick walls and having laminate flooring, ceiling fan, light and patio doors that lead out onto the rear garden.

### First Floor

#### Landing

Having a side facing uPVC double glazed window and access to the loft storage space.

#### Bedroom One

14'4" (into wardrobes) x 10'2"

Having a range of fitted wardrobes with hanging, shelf and overhead storage, coving to the ceiling and a front facing sealed unit double glazed window.

#### Bedroom Two

9'8" x 9'5"

With a uPVC double glazed window.

#### Bedroom Three

8'5" x 5'10"

Having a front facing sealed unit double glazed window.

#### Bathroom

6'6" x 5'5"

Being fitted with a three-piece suite comprising of a panelled

bath with electric shower over, a pedestal wash hand basin and a low flush WC. There is also a rear facing UPVC double glazed window and ceramic tiles to floor and walls.

### Outside

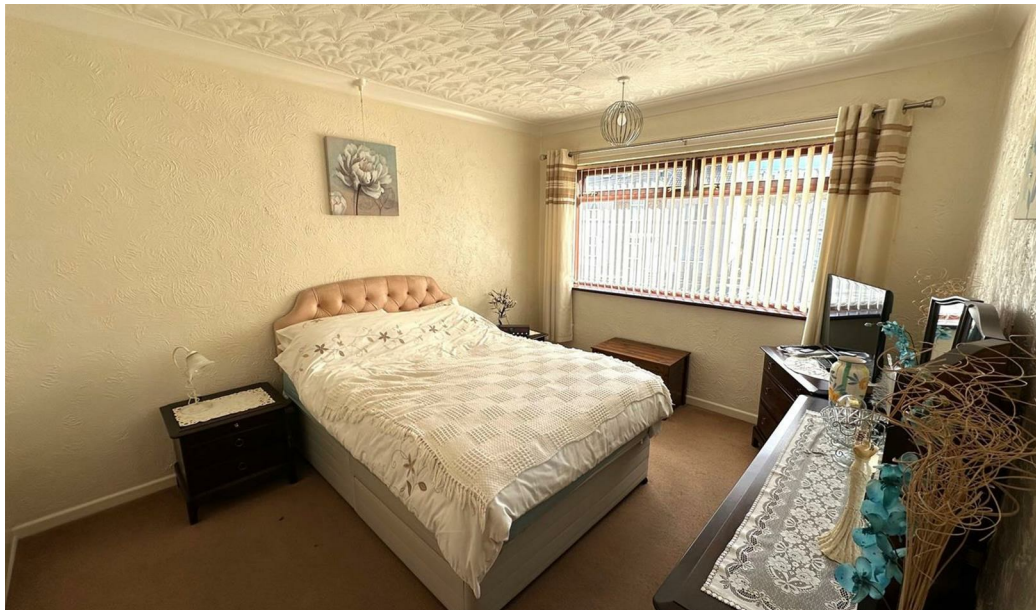
To the front of the property sees a level lawned garden behind a low brick wall. A path leads to the front door and down the side of the property. To the rear of the property there is an enclosed lawned garden with a timber shed.

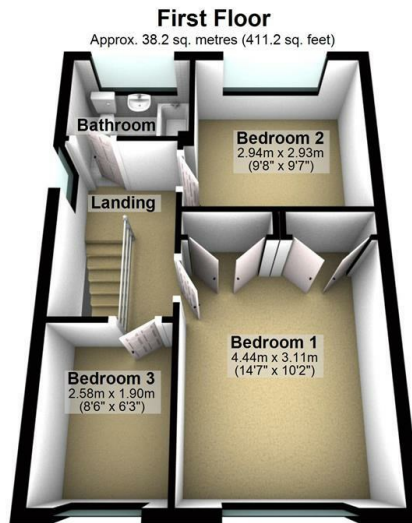
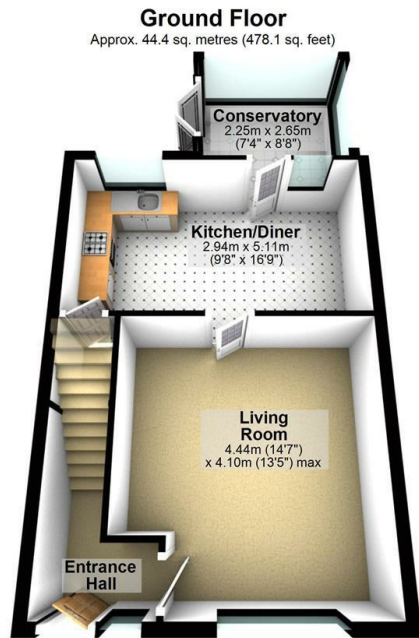
### General

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.

Tenure: To be confirmed by the executors legal representative

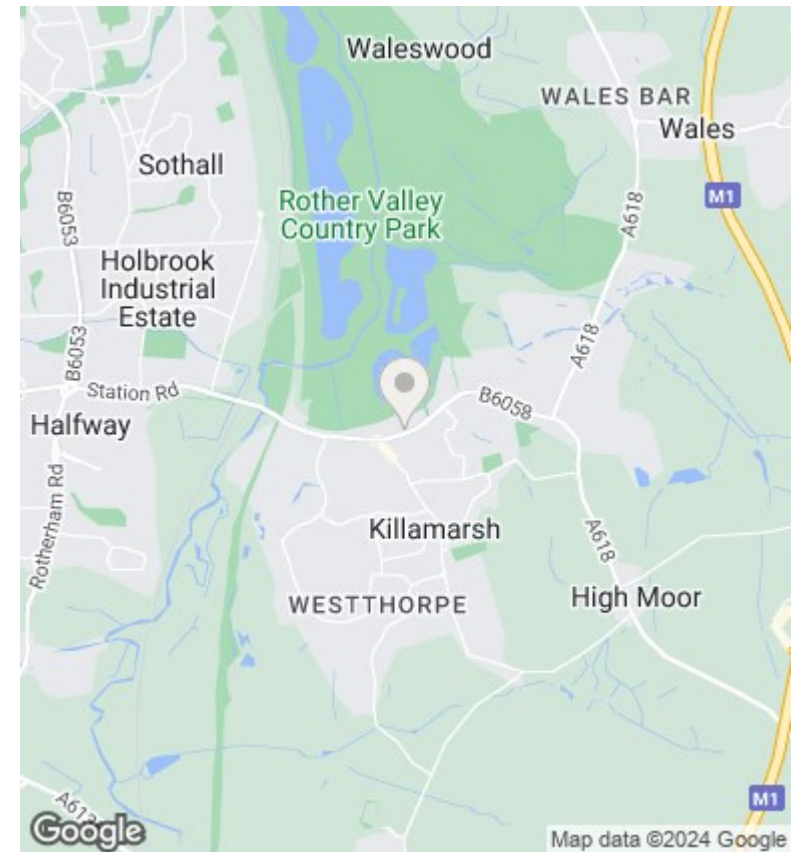






Total area: approx. 82.6 sq. metres (889.2 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.  
Plan produced using PlanUp.



## Directions

## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	