

FREEHOLD

House

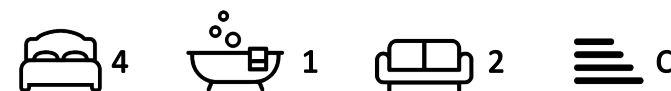
23 CHESTNUT AVENUE, KILLAMARSH, SHEFFIELD, S21 1HN

Guide price

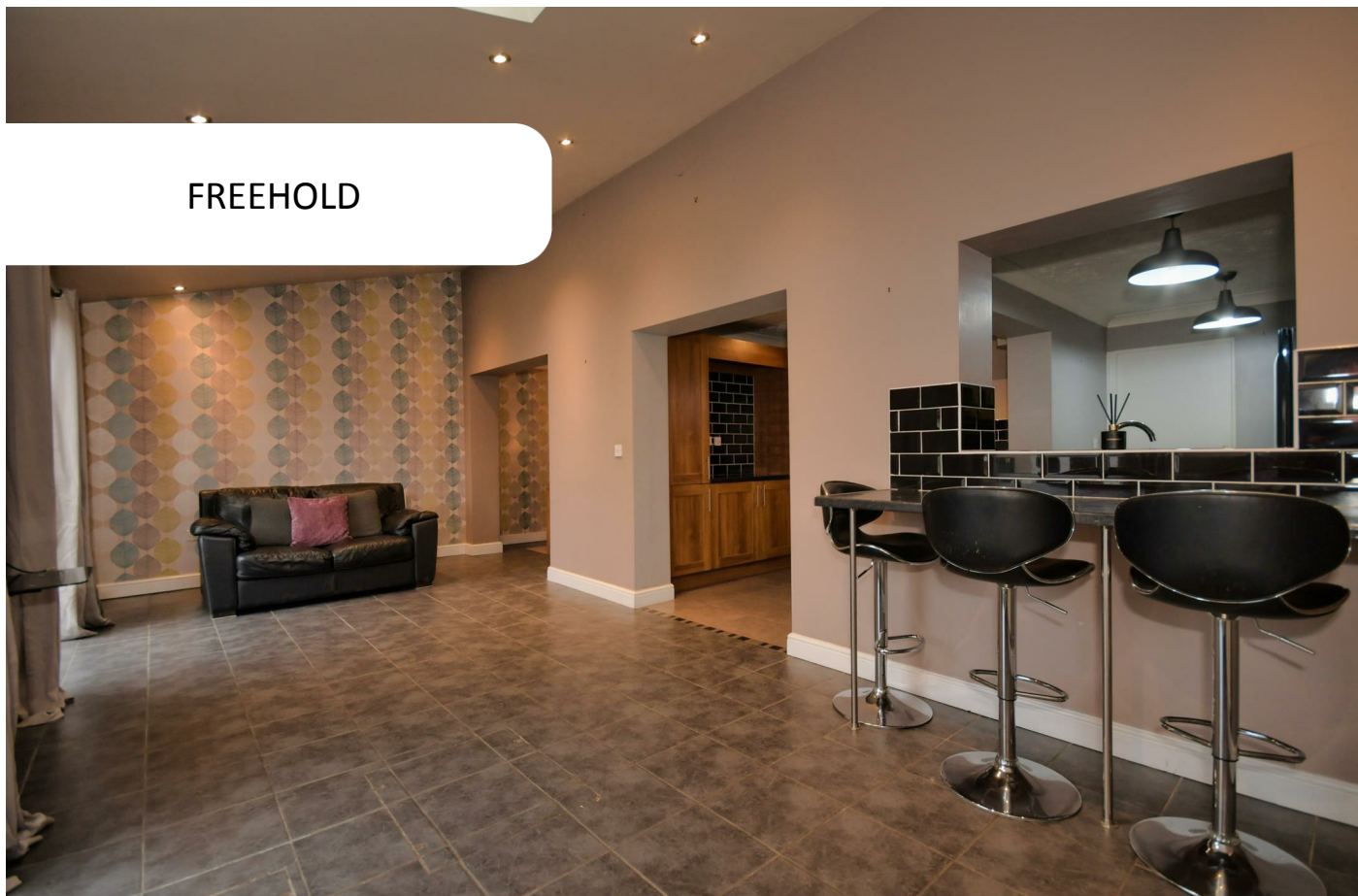
£270,000

FEATURES

- Four bedroom semi detached
- Annex in the courtyard
- Two reception rooms
- Loft room, offering great opportunity for additional space
- Genously sized living areas
- Spacious family home
- Sizable bedrooms, ideal for a growing family
- Block paved driveway and low maintenance garden



flit.
MORE THAN JUST AN ESTATE AGENT



4 Bedroom House located in Sheffield

Hall

This welcoming hallway features durable flooring and a wooden staircase with a simple banister, leading to the upper floor. The area is well-lit, with a front entrance door flanked by side panels allowing in natural light.

Lounge

12' 6" x 10' 6"

The lounge is a cosy space that offers a warm and cozy area, a fireplace with a wooden surround as its focal point. A large window brings in natural light, creating a comfortable area for relaxing and socialising.

Living Space

23' 0" x 10' 2"

This generous open-plan living space features tiled flooring throughout and is enhanced by two skylights that flood the room with natural light. French doors open out to the garden, connecting the indoors with the outdoors. A breakfast bar with modern bar stools offers a casual dining option, while the room flows effortlessly into the kitchen and dining areas, creating a versatile and sociable environment.

Kitchen

10' 11" x 8' 0"

The kitchen is well equipped with wooden cabinets providing plenty of storage, contrasted with sleek black tiled splashbacks and modern worktops. It accommodates a freestanding oven and includes space for a washing machine, offering a practical and functional layout. There is a door leading into the living space that creates a semi-open plan feel.

Dining Room

10' 10" x 9' 2"

Adjacent to the kitchen, this dining room offers easy access to both the lounge and

living space, making it ideal for family meals or entertaining. The room is neutrally presented with tiled flooring and enough space for a dining table with chairs, creating a dedicated place to dine in comfort.

Bedroom one

13' 5" x 10' 2"

Bedroom one is a spacious room fitted with carpet flooring and a large window that fills the space with light. The neutral decor lends itself well to a variety of furnishing styles, providing a relaxing retreat.

Bedroom two

11' 2" x 10' 6"

Bedroom two featuring carpeted floors and a window looking out over the front of the property. It would serve well as a double bedroom or guest room.

Bedroom three

14' 9" x 6' 3"

Bedroom three is a well-proportioned room, with wardrobe space and faces the front of the house.

Bedroom four

9' 10" x 6' 7"

Bedroom four is a smaller room, with fitted bed featuring laminate flooring, window and small wardrobe space that is built in.

Bathroom

13' 9" x 5' 11"

This bathroom is fully tiled in dark and light tones for a modern look. It includes a curved bathtub with chrome fixtures and a hand-held shower, a pedestal sink, and a window for natural ventilation and light.

Landing

The landing provides access to the bedrooms and bathroom, with neutral walls and carpeted flooring. A window offers additional natural light to the upstairs space.

Loft Storage

17' 5" x 6' 7"

The two loft space offers great storage space, complemented with a loft ladder.

Garage

12' 6" x 6' 3"

The garage is a practical space with a concrete floor and an up-and-over door, ideal for additional storage, Too small for modern cars, however ideal for bikes. It has shelves and hooks for organising tools and equipment, and a door leading into the kitchen for convenience.

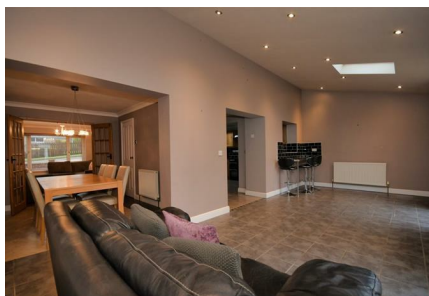
Rear Garden

The garden is paved and fully enclosed by fencing, offering a low-maintenance outdoor space. It includes a detached outbuilding with bi-fold doors, currently set up as a gym or studio, providing a versatile area for exercise, hobbies or additional living space.

Annex

24' 3" x 13' 1"

This outbuilding has served as a gym or studio, featuring bi-fold doors that open onto the garden. The interior is currently a rough floor surface, offering a blank canvas to be tailored to suit various uses.





FLIT | CENTURY PARK, 109 STATION ROAD, SHEFFIELD, SOUTH YORKSHIRE, S20 3GS



FLIT | CENTURY PARK, 109 STATION ROAD, SHEFFIELD, SOUTH YORKSHIRE, S20 3GS

Call us on

07376 684 359

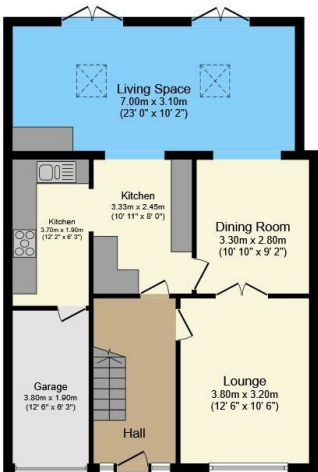
flit@flitproperty.com

<https://www.flitproperty.com/>

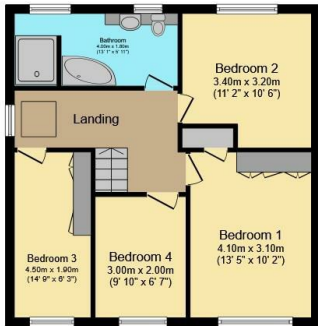
23 Chestnut Avenue, Killamarsh, Sheffield, S21 1HN

Council Tax Band

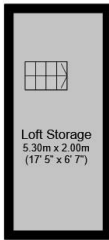
B



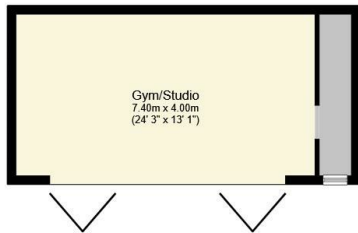
Ground Floor
Floor area 78.4 sq.m. (844 sq.ft.)



First Floor
Floor area 55.3 sq.m. (596 sq.ft.)



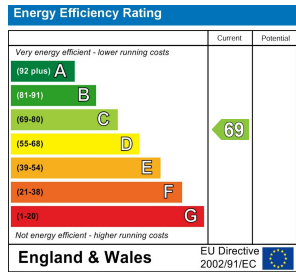
Second Floor
Floor area 12.0 sq.m. (129 sq.ft.)



Outbuilding
Floor area 33.2 sq.m. (357 sq.ft.)

Total floor area: 179.0 sq.m. (1,927 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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

