

Sheffield Road,

welcome to

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Welcome to this two bedroom semi-detached home, perfect for first-time buyers. Situated in this sought after area, this property features a large driveway, providing ample parking space for multiple vehicles. Great access to Rother Valley Country Park.













Hall

Having an entrance door and stairs lead to the first floor accommodation.

Lounge

18' 1" x 11' (5.51m x 3.35m)

Front facing double glazed window and French doors leads to the rear garden, radiator and laminate flooring. A feature of the room is the media wall with electric fire.

Dining Kitchen

18' 1" x 12' 6" (5.51m x 3.81m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Cooker position, space and plumbing for washing machine. Front and rear facing double glazed windows, radiator and tiled floor. Store cupboard, and door leading to the rear garden.

Landing Bedroom One

18' \times 9' (5.49m \times 2.74m) Front and rear facing double glazed windows, radiator.

Attic Space

21' 4" x 8' 4" (6.50m x 2.54m)

From the main bedroom is a door which leads to the attic space, having two radiators and side facing double glazed window.

Bedroom Two

11' 1" x 9' 6" (3.38m x 2.90m)

Front facing double glazed window and radiator.

Bathroom

A suite comprising bath, separate shower above, wc and wash hand basin. Partial tiling to the walls and floor. Rear facing double glazed window and heated towel rail.

Gardens

To the rear of the property is a generous sized lawned garden.

Driveway

To the front of the property is a driveway.





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Sheffield Road,

- Two bedrooms plus attic space
- Semi detached property
- Generous garden with decked seating area
- Lounge with media wall & dining kitchen
- Driveway

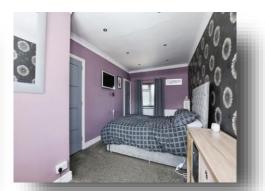
Tenure: Freehold EPC Rating: D

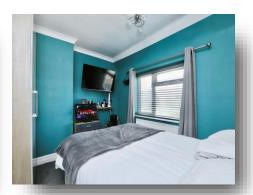
Council Tax Band: A

from

£200,000







Killamarsh Junior School

Killamarsh Infant
and Nursery School

B6058

Church Lag

Robert Steer (RETIRED)

Map data ©2025 Google

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK113731



Property Ref: CPK113731 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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