

High Street,

william h brown

welcome to

High Street,

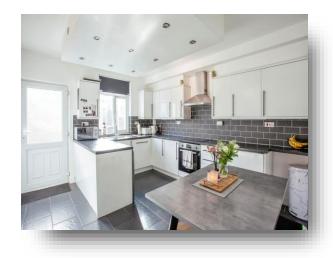
GUIDE PRICE £170,000 - £180,000

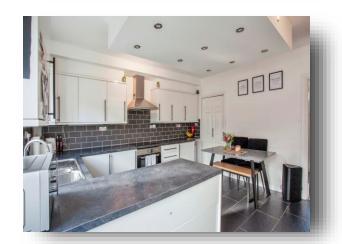
This charming three-bedroom semi-detached house offers the perfect blend of modern living and traditional character. Situated in a desirable location of Killamarsh,













Lounge

10' 9" x 11' 9" (3.28m x 3.58m)

Having an entrance door front facing double glazed window and radiator.

Dining Kitchen

12' 7" x 11' 8" (3.84m x 3.56m)

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Electric oven and hob, space and plumbing for washing machine. Rear facing double glazed window and radiator. A door leads to the garden. Spot lights and tiled floor. A door leads to the cellar.

Landing

5' 5" x 9' 1" (1.65m x 2.77m)

Bedroom One

10' 8" x 11' 9" (3.25m x 3.58m)

Front facing double glazed window and radiator,

Bedroom Two

9' 8" x 7' (2.95m x 2.13m)

Rear facing double glazed window and radiator.

Bathroom

9' 8" x 4' 4" (2.95m x 1.32m)

A suite comprising prising bath, wc and wash hand basin. Rear facing double glazed window and heated towel rail.

Attic/Bedroom Three

16' 3" x 11' 9" (4.95m x 3.58m)

Side facing double glazed window and radiator.

Garden & Parking

To the rear of the property is a paved garden and parking.





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High Street,

- Semi detached house
- Three Bedrooms
- Dining kitchen
- Viewings advised
- Sought after village

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£170,000









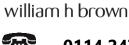
Please note the marker reflects the postcode not the actual property

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Property Ref: CPK113743 - 0008 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 quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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