

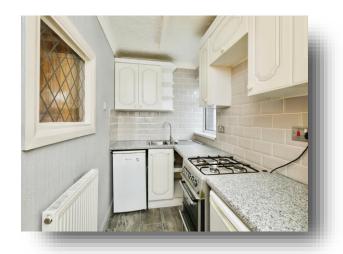
Acacia Crescent

william h brown

welcome to

Acacia Crescent

This two-bedroom semi-detached bungalow in Killamarsh offers functional living with a spacious living room, kitchen. Two bedrooms and showeroom. Low maintenance gardens, driveway and garage. Great access to amenities, no chain.













Hall

Having an entrance door.

Lounge

15' 8" x 10' 3" (4.78m x 3.12m)

front facing double glazed window and radiator. A feature of the room is the fire place with gas fire.

Kitchen

9' 9" x 5' 3" (2.97m x 1.60m)

Having wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Cooker position and plumbing for washing machine. Side facing double glazed window and radiator.

Inner Hall Bedroom One

13' 4" x 8' 8" (4.06m x 2.64m)

Rear facing double glazed window and radiator.

Bedroom Two

10' 4" x 8' 2" (3.15m x 2.49m)

Rear facing door leading to the garden, radiator.

Shower Room

A suite comprising shower cubicle, wc and wash hand basin. Radiator.

Gardens

To the rear of the property is a low maintenance garden with paved seating area and graveled area. Further graveled area to the front.

Drive & Garage

A block paved drive leads to the garage.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'





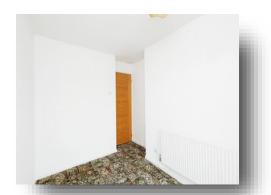
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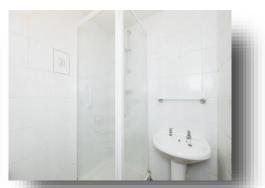
Acacia CrescentSemi detached bungalow

- Sought after area
- No chain
- Drive & Garage
- Two bedrooms

Tenure: Freehold EPC Rating: C

£165,000







Rowam Tree Rd
Holly CI
Map data ©2025 Google

companies.

Under the terms of the Estate Agency Act

vendor of this property is an Associate of an Employee of the Connells Group of

1979 (section 21), please note that the

Please note the marker reflects the postcode not the actual property





Property Ref: CPK114238 - 0005 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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