



**Acacia Crescent**



**welcome to**

## **Acacia Crescent**

This two-bedroom semi-detached bungalow in Killamarsh offers functional living with a spacious living room, kitchen. Two bedrooms and showerroom. 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 Crescent**Semi detached bungalow

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

Tenure: Freehold EPC Rating: C

**£165,000**

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPK114238 - 0005

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