

**Kirkcroft Drive, Killamarsh Sheffield S21 1GY** 

william h brown

## welcome to

# Kirkcroft Drive, Killamarsh Sheffield

Guide Price £180,000 - £200,000 Spacious 4-bed semi-detached home in Killamarsh with a bright living room, modern kitchen/diner, family bathroom, enclosed rear garden, and off-street parking. Close to local amenities, schools, and motorway links—ideal for families and commuters alike. NO CHAIN!













### Lounge

14' 4" x 15' 2" ( 4.37m x 4.62m )

Having a front facing double glazed window and access to the first floor accommodation.

## **Kitchen / Dining Room**

10' 2" x 15' 1" ( 3.10m x 4.60m )

Having a range of wall and base units, an extractor fan, an integrated oven, space for a washer and area for a dining area. Also having two rear facing double glazed windows.

### **Bedroom One**

14' 8" x 7' 1" ( 4.47m x 2.16m )

Having a front facing double glazed window and a radiator.

### **Bedroom Two**

13' 3" x 8' 9" ( 4.04m x 2.67m )

Having a front facing double glazed window and fitted wardrobes and a radiator.

### **Bedroom Three**

11' 4" x 8' 7" ( 3.45m x 2.62m )

Having a rear facing double glazed window.

#### **Bedroom Four**

9' 6" x 6' (2.90m x 1.83m)

Having a front facing double glazed window.

#### **Bathroom**

6' 8" x 14' ( 2.03m x 4.27m )

Having two rear facing double glazed windows, WC, sink basin, shower cubicle, toilet and a separate bath.

### Garden

Having a low maintenance paved rear garden.

## **Parking**

Having a driveway providing off street parking.





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# Kirkcroft Drive, Killamarsh Sheffield

- Four bedrooms
- Semi-detached property
- Low maintenance rear garden
- Off street parking
- Access to local amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

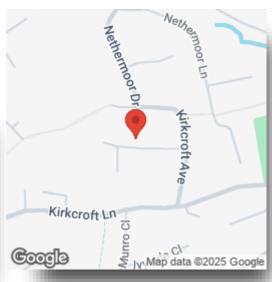
guide price

£180,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/CPK114423



Property Ref: CPK114423 - 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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