



Kirkcroft Avenue,

welcome to

Kirkcroft Avenue,

Located in Killamarsh, Kirkcroft Avenue offers access to shops and schools. This family home features a living room, kitchen/diner, 3 bedrooms, bathroom, and gardens front and rear. French doors open to the garden, and a driveway provides off-street parking. Viewings recommended!



Hall

Having a side entrance door, front facing double glazed window and stairs leads to the first floor accommodation.

Lounge

15' x 12' 7" (4.57m x 3.84m)

Front facing double glazed window, radiator and gas fire. French doors leads to the dining kitchen.

Kitchen

15' x 10' (4.57m x 3.05m)

Having a range of wall and base units, inset sink with rolled edge work surfaces. Gas hob and electric oven with extractor above, integrated fridge and freezer. Space and plumbing for washing machine. Rear facing double glazed window and a side door leads to the outside. An opening leads to the dining room.

Dining Room

9' 5" x 6' 7" (2.87m x 2.01m)

Having a radiator and French doors leads to the rear garden.

Landing

Having a side facing double glazed window and loft access can be obtained.

Bedroom One

12' 8" x 8' 8" (3.86m x 2.64m)

Front facing double glazed window and radiator.

Bedroom Two

11' 9" x 8' 7" (3.58m x 2.62m)

Rear facing double glazed window and radiator.

Bedroom Three

9' 3" x 6' (2.82m x 1.83m)

Front facing double glazed window and radiator.

Bathroom

A suite comprising bath, wc and wash hand basin. Radiator and rear facing double glazed window.

Gardens

There are lawned gardens to the front and rear of the property.

Drive

There is a driveway.

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welcome to Kirkcroft Avenue,

- Semi detached property
- Three bedrooms
- Extended dining kitchen
- Sought after area
- Driveway

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 29 Sep 1978.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114465 - 0002

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