



Church View,

welcome to
Church View,

Located in Killamarsh, this 3-bed semi-detached home offers a lounge with fireplace, kitchen, store room, modern bathroom, and rear garden with decking and patio. Includes garage and driveway. Close to shops and schools, ideal for families.



Hall

Having an entrance door, radiator and stairs leads to the first floor accommodation.

Kitchen

10' 2" x 9' 9" (3.10m x 2.97m)

Having a range of wall and base units, inset sink and work surfaces. Gas hob and electric oven with extractor above, space and plumbing for washing machine and dish washer. Radiator and front facing double glazed window.

Lounge

16' 2" max x 15' 2" max (4.93m max x 4.62m max)

Having a rear facing double glazed window and radiator. Electric fire. A door leads to the rear garden.

Landing

Side facing double glazed window and loft access can be obtained.

Bedroom One

13' 8" x 8' 9" (4.17m x 2.67m)

Front facing double glazed window and radiator, fitted wardrobes.

Bedroom Two

11' 1" x 8' 7" (3.38m x 2.62m)

Rear facing double glazed window and radiator.

Bedroom Three

11' 1" x 8' 7" (3.38m x 2.62m)

Rear facing double glazed window and radiator.

Bathroom

A suite comprising bath, wc and wash hand basin. Side and front facing double glazed windows, heated towel rail.

Garden

To the rear of the property is a enclosed lawned garden, with patio and decked seating area.

Drive & Garage

A drive leads to the garage.



view this property online williamhbrown.co.uk/Property/CPK114698



welcome to Church View,

- Semi detached property
- Three bedrooms
- Lounge/Dining Room
- Cul de sac
- Good access to local amenities

Tenure: Leasehold EPC Rating: D

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 1968.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114698



Property Ref:
CPK114698 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk