



12 Lambrell Avenue

Kiveton Park, , %property_addressPostcode%

Town House

EPC Rating: TBC

Property Features

- **Detached Garage**
- **Off Road Parking**
- **Master Bedroom With Ensuite**
- **Close To All Local Amenities**
- **Close To M1 & M18 Motorway Links**
- **Good Local Schools**
- **Downstairs w/c**
- **Train Station Close By**
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Full Description

ENTRANCE HALL With Laminate flooring, under stair storage and central heating radiator.

W/C Low flush w/c with hand basin.

KITCHEN/DINER L Shaped open plan with living area having a range of wall and base units incorporating a stainless steel sink with mixer tap, tiled splash backs, built under electric oven with gas hob and extractor fan over, integrated dish washer and washer dryer, space for fridge freezer

Two sets of rear facing French doors to rear patio area, laminate flooring and three central heating radiators.

1ST FLOOR LANDING Front facing window with central heating radiator.

BATHROOM Rear facing obscure window with three piece suite in white, partially tiled with over bath mains powered shower and airing cupboard housing the boiler, tiled flooring and central heating radiator.

ENSUITE Rear facing obscure window with shower cubicle with mains powered shower, low flush w/c and hand basin. tiled flooring and central heating radiator.

MASTER BEDROOM Being on the 2nd floor with front facing window and rear facing velux window two central heating radiators.

BEDROOM TWO Rear facing window with central heating radiator.

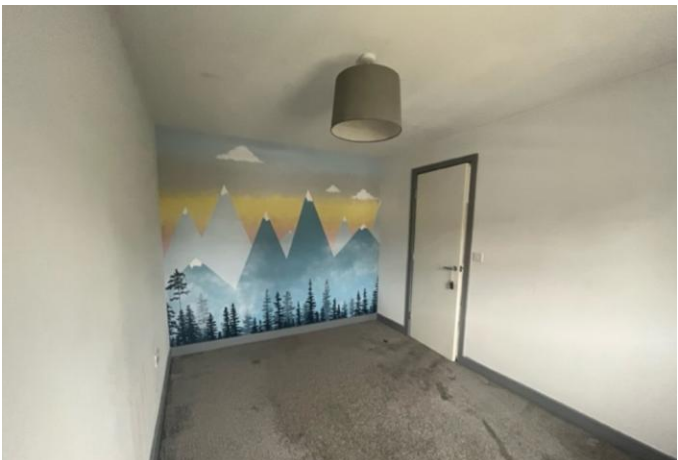
BEDROOM THREE Front facing window with central heating radiator.



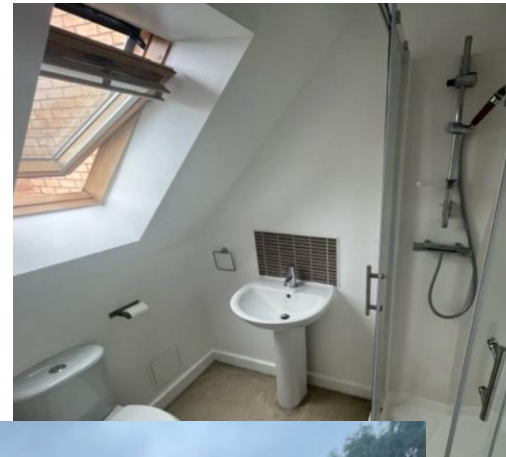
OUTSIDE To the front of the property is a neatly maintained area with plants and shrubbery, a small section to the side with shrubbery, to the rear is a fully enclosed lawn area with patio and side boarded with Mature plants and trees. To the rear of the garden is a detached single garage with power and light and up and over door with driveway to the front.

BOND & REFERENCES REQUIRED









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www.**1stfieldproperties**.co.uk email:

81 Wales Road, Kiveton Park, Sheffield, South Yorkshire, S26 6RA



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements