



Marketing Preview



8 Kemp Close, Killamarsh, Sheffield, S21 1SX

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this immaculately presented, modern, two double bedroom property, tucked away in a private cul-de-sac. Comprising of a stylish kitchen and bathroom, large driveway and landscaped, south facing garden. Positioned in a popular residential area close to great local amenities and main transport links. Perfect for first time buyers or families alike!

SUMMARY

A fantastic opportunity to purchase this immaculately presented, modern, two double bedroom property, tucked away in a private cul-de-sac. Comprising of a stylish kitchen and bathroom, large driveway and landscaped, south facing garden. Positioned in a popular residential area close to great local amenities and main transport links. Perfect for first time buyers or families alike!

PORCH

Enter through composite door into porch with white walls, wooden flooring and ceiling light. Door to lounge.

LOUNGE 11'10" x 18'11"

A bright and spacious reception room with white walls, wooden flooring and fireplace. Ceiling light, two wall lights, two radiators and window to the front. Under stairs storage cupboard, stair rise to the first floor and door to the kitchen.

KITCHEN 11'10" x 7'11"

A stylish kitchen with high gloss wall and base units, wood effect worktops and a stainless steel splash back. Oven, integrated hob and extractor fan. Integrated slimline dishwasher, fridge and washing machine. Ceiling light, radiator and window to the rear. Tiled flooring and composite door to the outside.

STAIRS & LANDING

A carpeted stair rise to the first floor landing with ceiling light, access to the loft and doors to the two bedrooms and bathroom.

BEDROOM ONE 11'11" x 10'2"

A generous sized double bedroom with feature painted wall and carpet flooring. Ceiling light, radiator and window to the front with amazing open views.

BEDROOM TWO 11'10" x 8'2"

A second double bedroom with white walls and carpet flooring. Ceiling light, radiator and window to the rear.

BATHROOM 8'7" x 5'2"

A modern bathroom having bath with overhead shower, vanity wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

To the front of the property is a lawn area, driveway providing ample off road parking and gate to the rear.

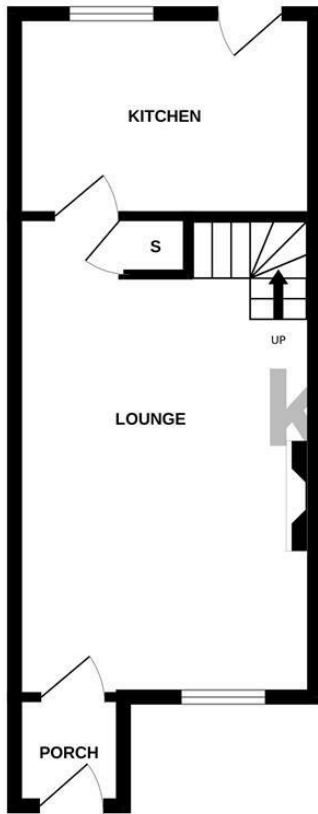
To the rear is a landscaped, enclosed, south facing garden with patio stone area, lawn area, shed and flowerbeds.

PROPERTY DETAILS

- LEASEHOLD (172 YEARS REMAINING, £55PA)
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B

GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



key2go
ESTATE AGENTS

TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

