

Marketing Preview



31 High Street, Killamarsh, Sheffield, S21 1BB

£185,000

Bedrooms 4, Bathrooms 1, Reception Rooms 1



****GUIDE PRICE £185,000 - £190,000**** Call our sales team to arrange your viewing on this deceptively spacious four bedroomed mid terrace property situated in a popular residential area. Having a new shower room, off road parking and good rear sized garden. The property is well positioned for fantastic local amenities, transport links and road links to the M1 Motorway. Within close proximity to a good choice of local schools and Rother Valley Country Park.

SUMMARY

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LOUNGE 12'11" x 12'10"

Enter through composite door into welcoming living area with feature wallpapered wall and carpet flooring. Ceiling light, radiator, TV point and walk in bay window. Door to breakfast kitchen.

KITCHEN/BREAKFAST ROOM 12'11" x 16'5"

A modern kitchen fitted with ample high gloss wall and base units, contrasting worktops and glass splash backs. One and a half stainless steel sink with drainer and hose mixer tap. Oven, hob and extractor fan. Space for full height fridge/freezer, under counter space for washing machine and breakfast bar. Ceiling light, laminate flooring and window to the rear. Under stairs pantry and UPVC stable door to rear.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with spot lighting and doors to two bedrooms and shower room. Second stair rise to second flooring landing with loft access and doors to two bedrooms.

BEDROOM ONE 13'0" x 13'0"

A generous sized bright double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling fan light, radiator and window to the front.

BEDROOM TWO 7'10" x 9'10"

A second double bedroom with painted walls and laminate flooring. Ceiling light, radiator and window to the rear with amazing views.

SHOWER ROOM 10'2" x 5'2"

A newly fitted shower room comprising of double shower cubicle with over head, hand held shower. Pedestal sink and close coupled WC. ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

BEDROOM THREE 10'10" x 13'1"

A third rear facing double bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window with incredible open views looking over Rother Valley. Under eaves open storage.

BEDROOM FOUR 9'7" x 7'5"

A fourth good sized single bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the front. Storage cupboard and wardrobe space.

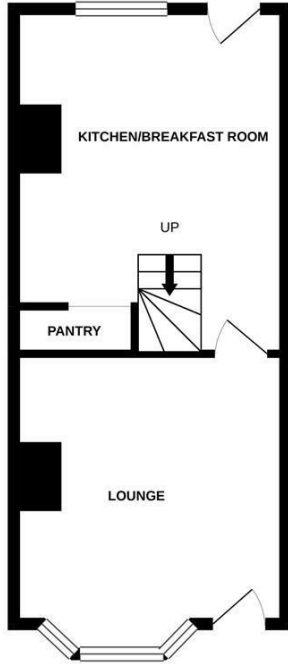
OUTSIDE

To the front of the property is steps rising to front door, pebbled area and mature shrubbery. To the rear of the property is a patio, large lawn, composite decking and pebbled area. Shed and newly fitted fencing. Path to driveway with off road parking for two cars.

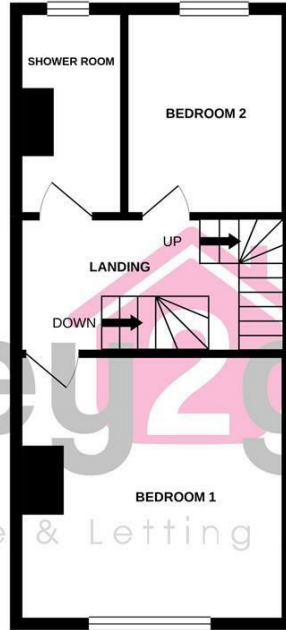
PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- GAS COMBI BOILER
- COUNCIL TAX BAND A

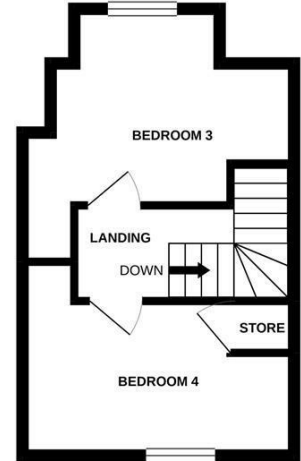
GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



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TOTAL FLOOR AREA : 995 sq.ft. (92.4 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		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

