

Marketing Preview



17 Laburnum Grove, Killamarsh, Sheffield, S21 1GR

£180,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE!! A fantastic opportunity to purchase this three bedroom semi-detached property which is situated on a quiet road and boasts masses of potential. Offering enclosed garden, off road parking and a garage with utility space. Close to great local amenities and main bus routes. Within close proximity to a good choice of local schools. Perfect for first time buyers or families alike!!

PROPERTY DETAILS

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

SUMMARY

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HALLWAY

Enter via composite door into the hallway with white walls and carpeted flooring. Ceiling light, radiator and stair rise to the first floor. Double doors to the lounge.

LOUNGE 12'5" x 13'5"

A bright reception room with part wallpapered walls, carpeted flooring and feature fireplace. Ceiling light, radiator and two windows to the front. Under stairs storage cupboard and opening to the lounge.

DINING ROOM 8'3" x 10'5"

Comprising of neutral decor and laminate flooring. Ceiling light, radiator and window to the rear. Door to the kitchen.

KITCHEN 7'2" x 10'11"

Having wall and base units and worktops. Stainless steel sink with a drainer. Space for a freestanding cooker, window and uPVC door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, window and access to the loft. Doors to the three bedrooms and bathroom.

BEDROOM ONE 9'1" x 13'1"

A good sized double bedroom with white walls, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front.

BEDROOM TWO 9'1" x 9'1"

A second double bedroom with ceiling light, radiator and window to the rear. Built in storage cupboard.

BEDROOM THREE 6'8" x 10'2"

A third single bedroom with neutral decor, carpeted flooring and built in storage cupboard. Ceiling light, radiator and window to the front.

BATHROOM 6'2" x 6'2"

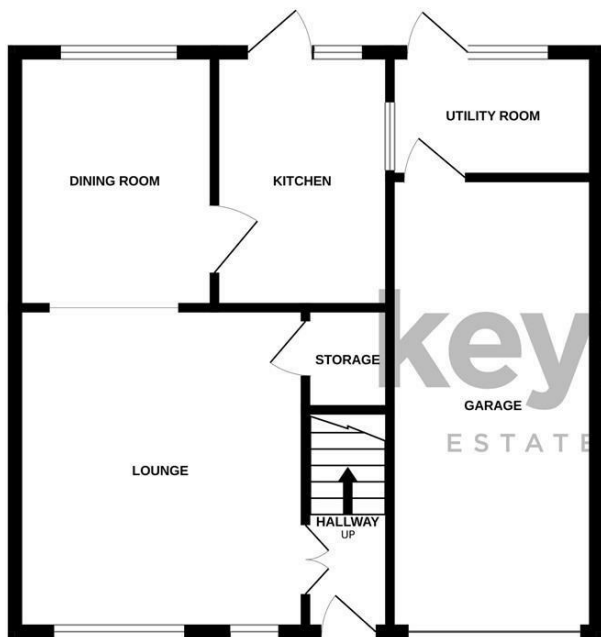
Comprising of a bath with a mixer shower tap, pedestal sink and low flush WC. Ceiling light, radiator and window. Fully tiled walls and vinyl flooring.

OUTSIDE

To the front of the property is a lawn area and driveway with access to the garage with power, lighting and utility space to the rear.

To the rear of the property is an enclosed garden with lawn area and shrubbery.

GROUND FLOOR



1ST FLOOR



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	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

