



Marketing Preview



1 Oak Close, Killamarsh, Sheffield, S21 1FB

£140,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A great opportunity to purchase this deceptive spacious three bedroom end terrace property. Situated in a popular residential area on a good sized plot and offering masses of potential. Close to great local amenities and public transport links. Ideal for first time buyers!!

SUMMARY

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HALLWAY

Enter through UPVC door into hallway with ceiling light, radiator and stair rise to first floor landing. Doors to downstairs WC and lounge.

DOWNSTAIRS WC 7'10" x 2'7"

With wash basin, low flush WC and obscure glass window.

LOUNGE 21'4" x 12'4"

A spacious lounge with two radiators, dual aspect windows and fireplace. Door to kitchen.

KITCHEN 7'8" x 13'9"

Fitted with units, stainless steel sink, ceiling light and radiator. UPVC door to rear and door to store cupboard.

STAIRS/LANDING

Stair rise to first floor landing with ceiling light, access to loft and boiler cupboard. Doors to three bedrooms, WC and bathroom.

BEDROOM ONE 11'2" x 10'10"

A double bedroom with ceiling light, radiator and window to the front. Door to over stairs storage cupboard.

BEDROOM TWO 12'1" x 10'3"

A second double bedroom with radiator and window to the rear looking onto garden.

BEDROOM THREE 5'6" x 12'4"

A single bedroom with carpet flooring, ceiling light, radiator and window. Door to over stairs storage cupboard.

BATHROOM 5'10" x 4'11"

Comprising of bath with over head electric shower and pedestal sink. Ceiling light, obscure glass window, part tiled walls and vinyl flooring.

WC 6'0" x 2'8"

With low flush WC, obscure glass window and radiator.

OUTSIDE

To the front of the property is a large lawn with potential to create off road parking.

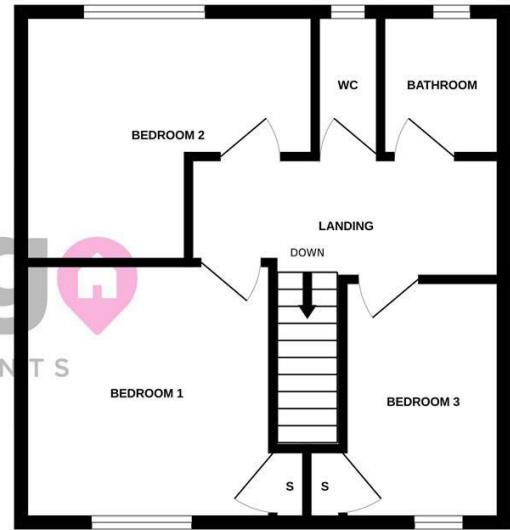
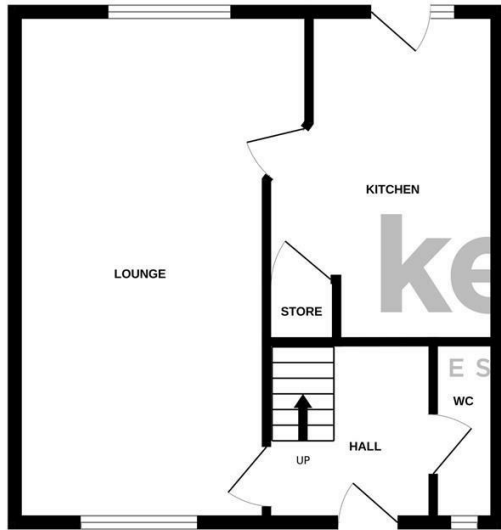
To the rear of the property is a lawn, two brick built outhouses and mature shrubs.

PROPERTY DETAILS

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

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		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

