

Marketing Preview



8 Station Road, Killamarsh, Sheffield, S21 1EN

£210,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £210,000 - £215,000 **** A fantastic opportunity to purchase this modern and beautifully presented throughout three bedroom semi-detached property. Offering a conservatory, off road parking and garage. Close to Rother Valley, amenities and good road links to Sheffield Chesterfield and the M1 Motorway. Perfect for first time buyers, couples or families alike!

SUMMARY

**** GUIDE PRICE £215,000 - £220,000 **** A fantastic opportunity to purchase this modern and beautifully presented throughout three bedroom semi-detached property. Offering a conservatory, off road parking and garage. Close to Rother Valley, amenities and good road links to Sheffield Chesterfield and the M1 Motorway. Perfect for first time buyers, couples or families alike!

HALLWAY

Enter via composite door into the bright and spacious hallway with neutral decor, laminate flooring, radiator and ceiling light. Stair rise to the first floor and door to the lounge.

LOUNGE 12'1" x 15'11"

A spacious reception room with neutral decor with an olive feature wall, laminate flooring and gas fireplace with a marble and wood surround. Two wall lights, ceiling light, radiator and large bay window. Under stairs storage cupboard.

KITCHEN 14'4" x 9'8"

A large kitchen with ample wall and base units, white tiled splash back and breakfast bar. Integrated oven, gas hob and extractor fan. Space for a large fridge/freezer, washing machine and dishwasher.

CONSERVATORY 8'11" x 11'6"

A great extra living space with laminate flooring and neutral decor. Fitted blinds, radiator and double doors onto the rear. Access to the garage.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with white walls, ceiling light and window. Access to the loft via a pull down ladder and doors to the three bedrooms and bathroom.

BEDROOM ONE 8'6" x 13'3"

A double bedroom with neutral decor, a feature wall and carpeted flooring. Ceiling fan light, radiator and window to the rear.

BEDROOM TWO 8'8" x 12'5"

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM THREE 6'5" x 7'2"

A third single bedroom with carpeted flooring. Ceiling light, radiator and window to the front.

SHOWER ROOM 7'1" x 7'1"

Comprising of a larger than average shower cubicle with an overhead and handheld shower, glass shower screen with sliding doors. Close coupled WC and wide sink unit with a waterfall tap and storage base. Ceiling light, vertical radiator and obscure glass window with a granite window ledge. Neutral decor, half white tiles and laminate flooring.

OUTSIDE

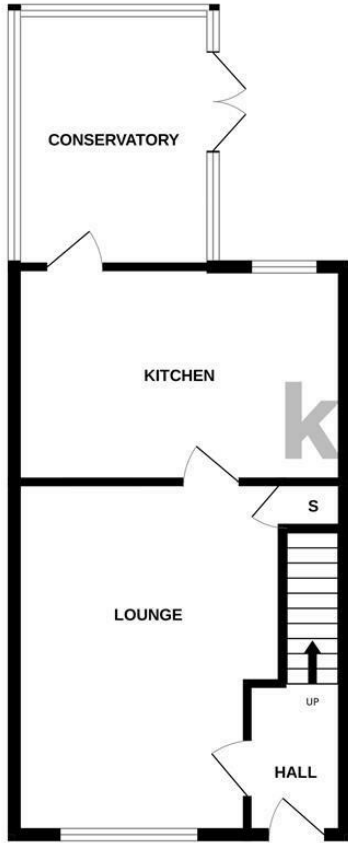
To the front of the property is a pebbled area and path to the

front door. To the rear of the property is a low maintenance garden/yard with pebbled area with bushes to either side. Off road parking and garage.

PROPERTY DETAILS

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

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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 | | 84 |
| (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 | |

