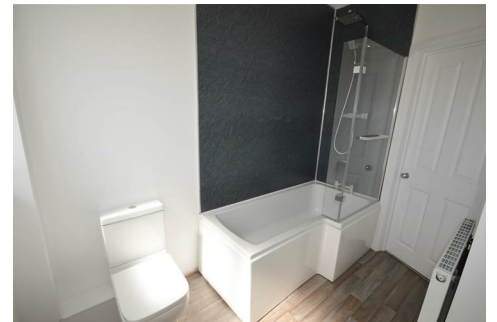


## Marketing Preview



**46 Mansfield Road, Killamarsh, Sheffield, S21 2BX**

**£170,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**





NO CHAIN!! A unique opportunity to purchase this modern throughout three bedroom end terrace property. Master Bedroom with ensuite. Benefiting from extensive view, off road parking and garage. Situated in a popular residential area with great local amenities and on the edge of countryside. Perfect investment property!

To the front of the property is a lawn with shrubs creating privacy. A path to the side leads to the rear of the property with yard and gate leads to access to other properties. The rear of the property also has a lawn and driveway that leads to the detached garage.

## SUMMARY

NO CHAIN!! A unique opportunity to purchase this modern throughout three bedroom end terrace property. Master Bedroom with ensuite. Benefiting from extensive view, off road parking and garage. Situated in a popular residential area with great local amenities and on the edge of countryside. Perfect investment property!

## LOUNGE 13'2" x 12'0"

Enter into spacious lounge with carpeted flooring and neutral décor. TV point, recess spot lighting, ceiling light and radiator. A large bay window to the front and a window to the side of the property. Door to hallway.

## HALLWAY

With neutral décor and carpeted flooring. Smoke alarm, stairs rise to first floor landing and door to kitchen/diner.

## KITCHEN/DINER 13'1" x 11'10"

Fitted with ample modern wall and base units, contrasting worktops and stainless steel one and a half sink with chrome mixer tap. Integrated electric oven, hob and extractor, dishwasher, automatic washing machine and fridge/freezer, all newly fitted. Ceiling light, radiator and window. Mosaic tile effect flooring, doors to porch and cellar with power and light.

## PORCH 5'6" x 8'3"

With continued mosaic tile effect flooring and neutral décor. Window and uPVC door to outside. Potential to use as a utility area, second sitting room or small dining room.

## STAIRS/ LANDING

Carpeted stairs rise to first floor landing with ceiling light and smoke alarm. Doors to two bedrooms and bathroom. From the landing a second staircase leads to the master bedroom.

## MASTER BEDROOM 11'11" x 10'3"

A good sized attic bedroom with neutral décor and carpet flooring. Two ceiling lights, radiator and door to a storage cupboard housing the combi boiler. Door to ensuite.

## ENSUITE 9'3" x 5'5"

Comprising of shower cubicle with plumbed in shower, pedestal sink and close coupled WC. Wall light, chrome ladder style radiator and wood effect flooring.

## BEDROOM 2 13'1" x 12'1"

A second double bedroom with carpet flooring and neutral décor. Ceiling light, radiator and window with front facing views. Door to storage cupboard.

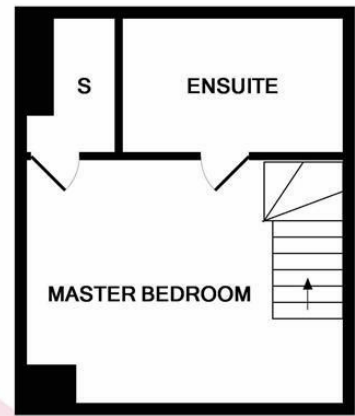
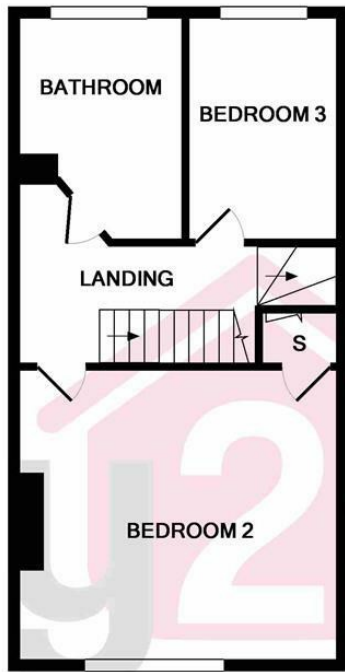
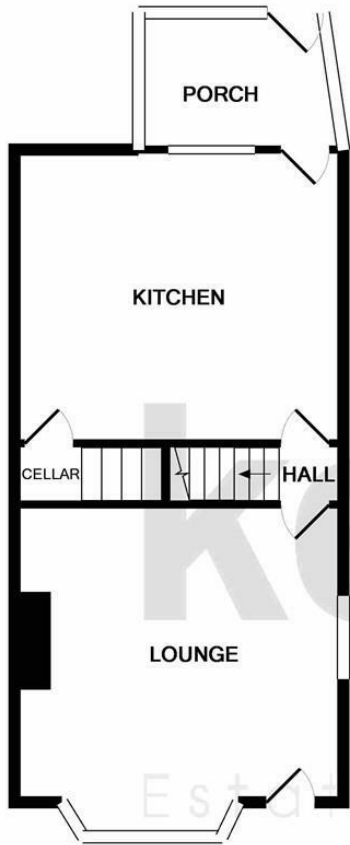
## BEDROOM 3 6'4" x 9'3"

A good sized third bedroom with neutral décor and carpet flooring. Ceiling light, radiator and window.

## BATHROOM 6'4" x 9'2"

Comprising of a shaped bath with plumbed in shower, pedestal sink and close coupled WC. Recess spot lighting, radiator and obscure glass window. Tiled splash backs and wood effect flooring.

## OUTSIDE



1ST FLOOR  
APPROX. FLOOR  
AREA 340 SQ.FT.  
(31.5 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 201 SQ.FT.  
(18.7 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

