

Marketing Preview



110 Rowan Tree Road, Killamarsh, Sheffield, S21 1SP

£190,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this immaculately presented three bedroom semi-detached property which is ready to move into. Offering a low maintenance garden, off road parking and garage. Walk away to amenities, good road links to the City Centre and M1 Motorway. Perfect for first timer buyers or families alike!

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

SUMMARY

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HALLWAY

Enter via uPVC door into the welcoming hallway with neutral decor and carpeted flooring. Ceiling light, radiator and doors to the lounge/diner and kitchen.

LOUNGE/DINER 9'10" x 22'3"

A bright reception room which runs the full width of the property with neutral decor, carpeted flooring and a fireplace. Two ceiling lights, two radiators and window to the front. Sliding patio doors to the rear.

KITCHEN 7'3" x 15'1"

Fitted with neutral wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Integrated washing machine and integrated fridge/freezer. Ceiling light, radiator and side window. Boiler, tiled flooring and two storage cupboards. 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. Over stairs storage cupboard and doors to the three bedrooms and shower room.

BEDROOM ONE 8'10" x 11'11"

A bright double bedroom with neutral decor, laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM TWO 9'10" x 10'4"

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

BEDROOM THREE 7'4" x 8'9"

A third generous sized bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the rear.

SHOWER ROOM 6'2" x 5'6"

A modern shower room having a double shower cubicle with an overhead shower, pedestal sink and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

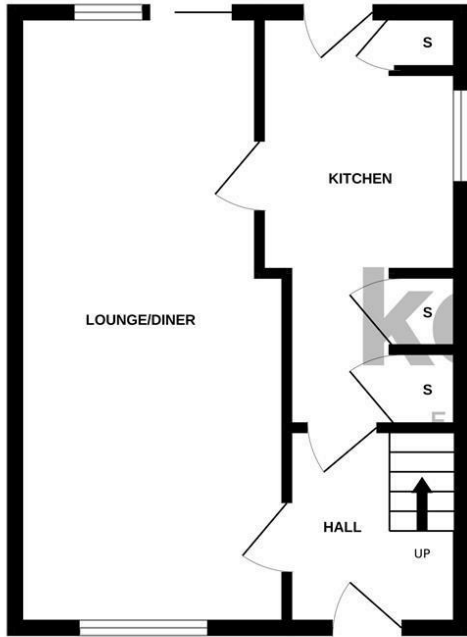
OUTSIDE

To the front of the property is a driveway with off road parking, hedging and a front garden. Driveway to the side.

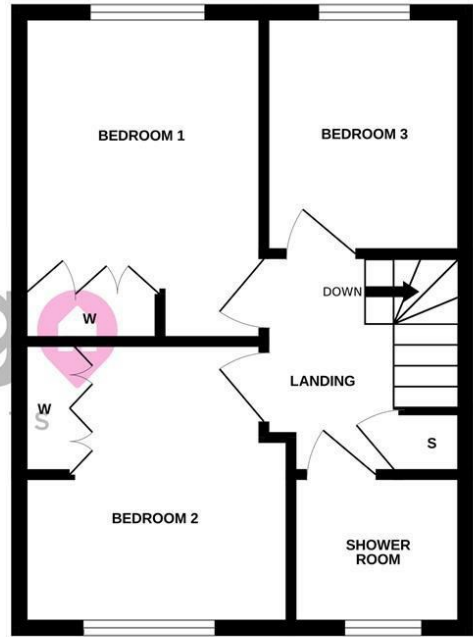
To the rear of the property is a low maintenance garden with a lawn, patio and shrubbery. Access to the garage with power and lighting.

PROPERTY DETAILS

GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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		82
(69-80) C	67	
(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	

