

## Marketing Preview



**33 Redwood Avenue, Killamarsh, Sheffield, S21 1GH**

**£300,000**

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



**\*\*GUIDE PRICE £300,000 - £325,000\*\* NO CHAIN!!** A fantastic opportunity to purchase this stunning and extended three bedroom detached family home which is situated on a quiet road! Being immaculately presented and offering a stylish kitchen and bathroom. Having ample off road parking and a low maintenance enclosed garden. Also having a side snug with its own entrance which could be used as an annexe space.

## SUMMARY

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## PORCH

Enter via a composite door into the useful porch with a ceiling light, tiled flooring and a door to the hallway.

## HALLWAY

Enter into the spacious hallway with white walls and carpeted flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the lounge, kitchen and snug.

## LOUNGE 11'10" x 13'1"

A bright and airy reception room with a feature wall and carpeted flooring. Ceiling light, two radiators and bay window to the front. Double doors to the dining room.

## DINING ROOM 10'6" x 10'10"

Comprising of a feature painted wall and carpeted flooring. Ceiling light, radiator and double doors to the garden. Door to the kitchen.

## KITCHEN 18'10" x 11'6"

A modern kitchen with shaker style base units, contrasting worktops and glass splash back. One and a half stainless steel sink with a drainer and mixer tap. Oven, microwave, hob and extractor fan. Under counter space for a washing machine, dishwasher and tumble dryer. Two ceiling lights, radiator and window to the rear. Laminate flooring, uPVC door to the garden and door to the snug.

## SNUG 10'8" x 20'2"

Currently used as a snug/bar which could be used as an annexe space with its own entrance via a composite door and built in welcome mat. Two ceiling lights, radiator and window to the front. Carpeted flooring and downstairs WC.

## STAIRS/LANDING

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

## BEDROOM ONE 11'9" x 12'9"

A large double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

## BEDROOM TWO 10'2" x 9'3"

A second double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 6'11" x 8'8"

A third single bedroom with a feature painted wall, carpeted flooring and an over stairs storage cupboard.

## BATHROOM 7'4" x 6'2"

A modern bathroom having a bath with an overhead and handheld shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

## OUTSIDE

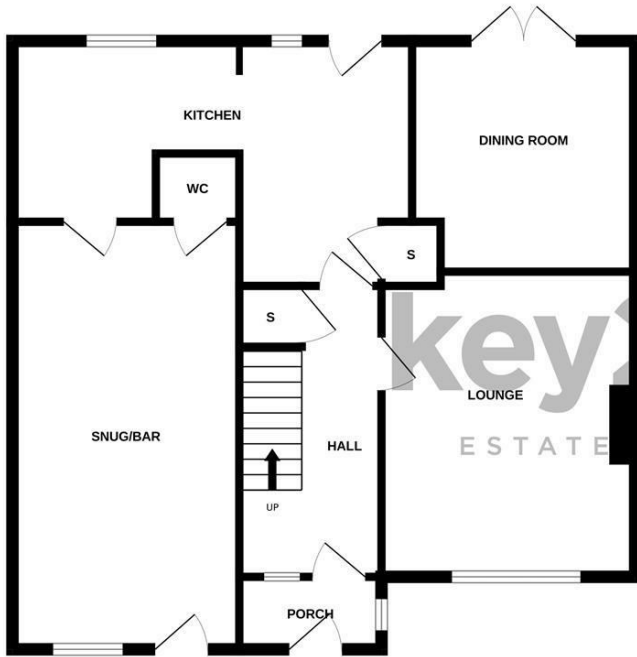
To the front of the property is a patterned concrete driveway providing ample off road parking for up to 4 cars. Gate to the rear.

To the rear of the property is a beautifully presented, tiered garden with two decking areas with one having a pergola and astroturf area. Shed and fencing.

## PROPERTY DETAILS

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

GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1271 sq.ft. (118.1 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) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	66	
(55-68) <b>D</b>		
(39-54) <b>E</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	

