

Marketing Preview



30 Rectory Road, Killamarsh, Sheffield, S21 1DQ

£110,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CASH BUYERS ONLY DUE TO NON STANDARD CONSTRUCTION!
CHAIN FREE! A fantastic opportunity to purchase this modern, well presented and ready to move into three bedroom semi-detached property which is situated on a quiet road. Offering two reception rooms, modern kitchen and bathroom. Also having off road parking, garage and maintenance free garden.

- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with tiled flooring, ceiling light and radiator. under stairs storage cupboard. Doors to the lounge and kitchen/diner.

LOUNGE 14'4" x 11'1"

A spacious reception room with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

KITCHEN/DINER 20'8" x 10'5"

Having ample high gloss wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. under counter space for a washing machine and tumble dryer. Two ceiling lights, radiator and two windows. Tiled flooring and uPVC door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with window, ceiling light and doors to the three bedrooms and bathroom.

BEDROOM ONE 13'11" x 13'2"

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

BEDROOM TWO 14'0" x 8'6"

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

BEDROOM THREE 8'11" x 7'10"

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

BATHROOM 8'0" x 5'5"

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

OUTSIDE

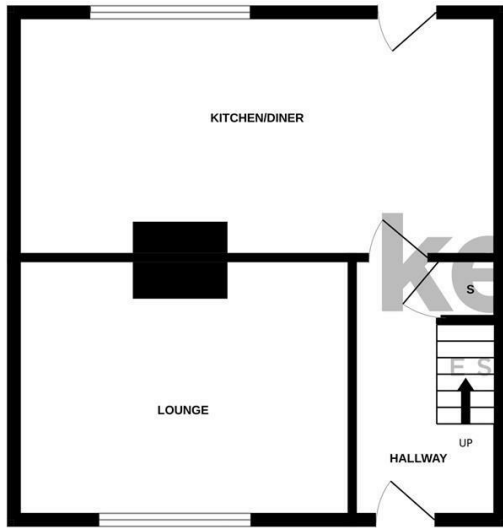
To the front of the property is a pebbled area, fencing and driveway leading to the garage. Brick built outhouse to the side.

To the rear of the property is a tarmac patio, astroturf area and fencing.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales	EU Directive 2002/91/EC	

