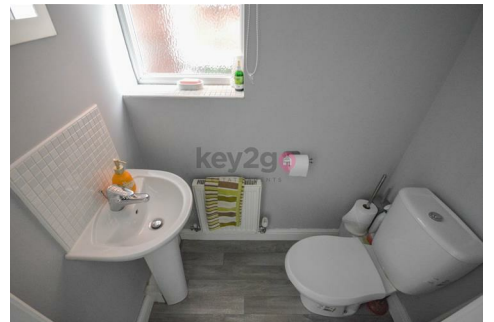


## Marketing Preview

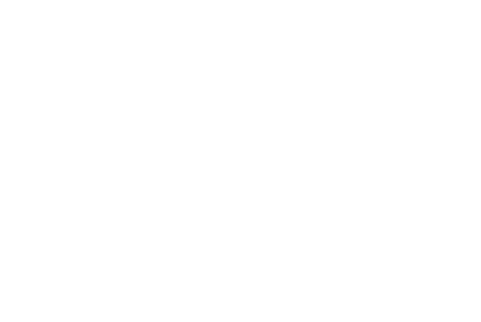


**6 Meadowgate Park, Killamarsh, Sheffield, S21 1EE**

**£300,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 3**





A fantastic opportunity to purchase this spacious throughout and well presented four bedroom semi-detached property. Offering a bedroom with an ensuite, modern kitchen/diner and downstairs WC. Also having a part garage/occasional room or office space, low maintenance garden and off road parking for two cars. Close to great amenities, road links to the M1 Motorway and City Centre. Perfect family home!

### SUMMARY

A fantastic opportunity to purchase this spacious throughout and well presented four bedroom semi-detached property. Offering a bedroom with an ensuite, modern kitchen/diner and downstairs WC. Also having a part garage/occasional room or office space, low maintenance garden and off road parking for two cars. Close to great amenities, road links to the M1 Motorway and City Centre. Perfect family home!

### HALLWAY

Enter via composite door into the spacious hallway with two ceiling lights, radiator and vinyl flooring. Storage cupboard and doors to the kitchen/diner, downstairs WC and occasional room.

### DOWNSTAIRS WC 4'10" x 2'10"

Having a close coupled WC and sink. Ceiling light, radiator and obscure glass window. Extractor fan and vinyl flooring.

### OCCASIONAL ROOM/CONVERTED GARAGE 10'6" x 8'1"

Could be used as a snug/bedroom with carpeted flooring and space for under counter appliances. Ceiling light and radiator.

### KITCHEN/DINER 15'5" x 10'10"

A modern, bright and open plan kitchen/diner with ample wall and base units, contrasting worktops and tiled splash back. Integrated full height fridge/freezer and space for a washing machine. Oven, gas hob and extractor fan. One and a half sink with a drainer. Two ceiling lights, radiator and window. Space for a dining table, tiled flooring and double doors to the rear.

### STAIRS/LANDING

A carpeted stair rise to the first and second floor landing.

To the first floor landing is a ceiling light, radiator and doors to the lounge and bedroom one.

To the second floor landing is a ceiling light, radiator and access to the loft. Doors to the three bedrooms and bathroom.

### LOUNGE 15'6" x 11'4"

A large and spacious reception room with carpeted flooring and an electric fire. Ceiling light, radiator and window. Juliette balcony with double doors.

### BEDROOM ONE 12'3" x 11'7"

A double bedroom with carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear. Door to the ensuite.

### ENSUITE 4'0" x 10'10"

Having a walk in shower with a glass door, handheld and overhead shower, WC and sink with built in storage. Spot lighting, vertical radiator and obscure glass window. Tiled flooring and tiled walls.

### BEDROOM TWO 15'7". 10'11"

A second double and spacious bedroom with carpeted flooring. Ceiling light, radiator and two windows to the front.

### BEDROOM THREE 7'7" x 11'2"

A third double and spacious bedroom with carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear.

### BEDROOM FOUR 7'7" x 7'6"

A fourth single bedroom with carpeted flooring. Ceiling light, radiator and window to the rear.

### BATHROOM 6'8" x 6'5"

Comprising of a bath, sink and close coupled WC. Spot lighting, radiator and obscure glass window. Part tiled walls, vinyl flooring and cupboard housing the boiler.

### OUTSIDE

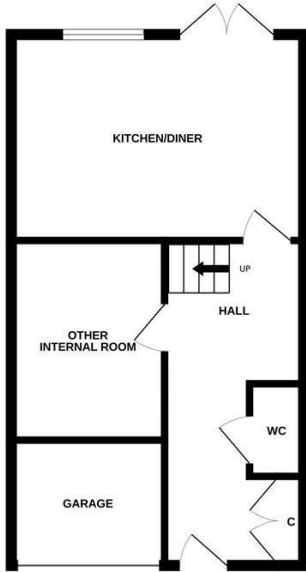
To the front of the property is a driveway.

To the rear of the property is an enclosed, private and low maintenance garden with an artificial grass area and paved area.

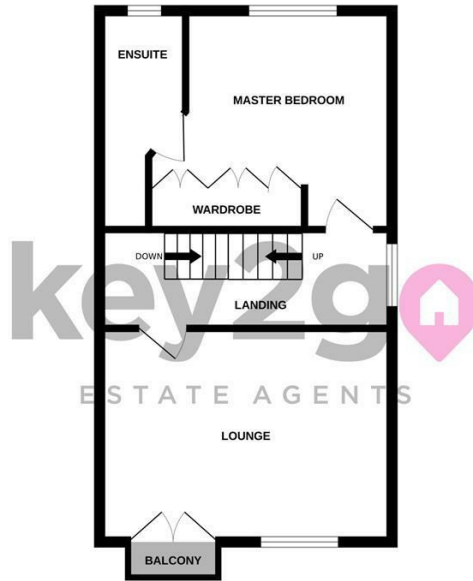
### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

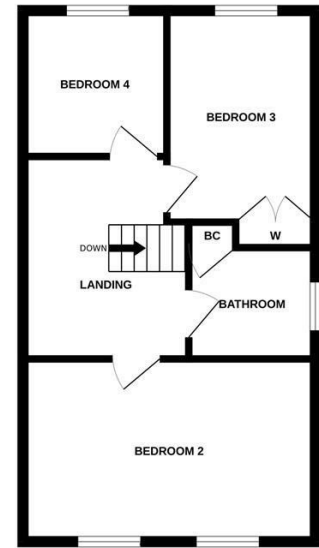
GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(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	

