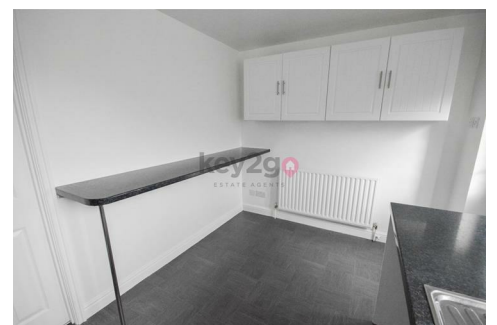
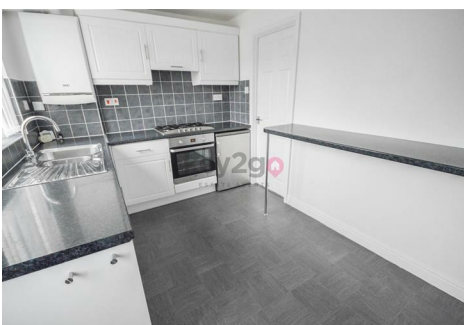




Marketing Preview



7 Gaunt Close, Killamarsh, Sheffield, S21 1SW

£185,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



GUIDE PRICE £185,000-£190,000CHAIN FREE!! A fantastic opportunity to purchase this well presented throughout two double bedroom semi-detached property which is situated in a desirable area. Benefitting from modern kitchen and bathroom, off road parking and enclosed rear garden. Positioned close to great local amenities, road links to the M1 Motorway and within close proximity to a good choice of local schools. Perfect for first time buyers!!

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

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this well presented throughout two double bedroom semi-detached property which is situated in a desirable area. Benefitting from modern kitchen and bathroom, off road parking and enclosed rear garden. Positioned close to great local amenities, road links to the M1 Motorway and within close proximity to a good choice of local schools. Perfect for first time buyers!!

PORCH

Enter through UPVC door into porch with neutral decor and carpet flooring. Ceiling light, radiator and door to lounge.

LOUNGE 19'0" x 11'9"

A spacious lounge with neutral decor and carpet flooring. Two ceiling lights, two radiators and window. Stair rise to first floor landing and doors to under stairs storage cupboard and kitchen.

KITCHEN 11'10" x 8'7"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Breakfast bar and one and a half sink with drainer and mixer tap. Integrated oven, gas hob and extractor fan. Space for washing machine, dishwasher and fridge. Ceiling light, radiator and window to the rear. Vinyl flooring and door to rear garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with carpet flooring and ceiling light. Access to loft and doors to two bedrooms and bathroom.

BEDROOM ONE 11'9" x 10'0"

A good sized double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window.

BEDROOM TWO 11'10" x 8'0"

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window.

BATHROOM 4'11" x 8'7"

A modern and stylish bathroom comprising of bath with handheld shower, glass shower and screen. Large sink and close coupled WC. Ceiling light, radiator and obscure glass window. Vinyl flooring, feature tiled wall and neutral decor. Extractor fan and unit with storage.

OUTSIDE

To the front of the property is a block paved driveway, addition parking is also available to the side of the property leading to the rear.

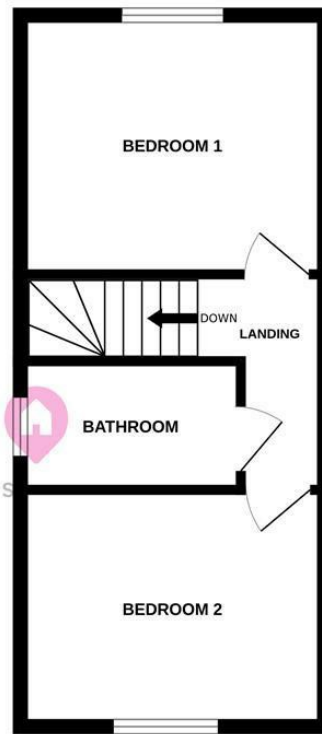
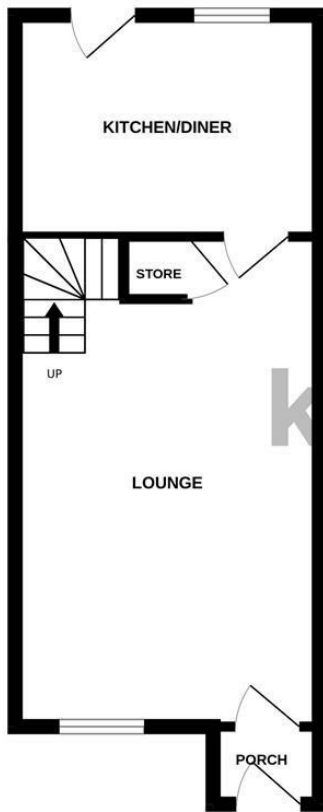
To the rear of the property is an enclosed low maintenance garden with patio and lawn area.

PROPERTY DETAILS

- LEASEHOLD, 173 YEARS REMAINING
- FULLY DOUBLE GLAZED UPVC

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.

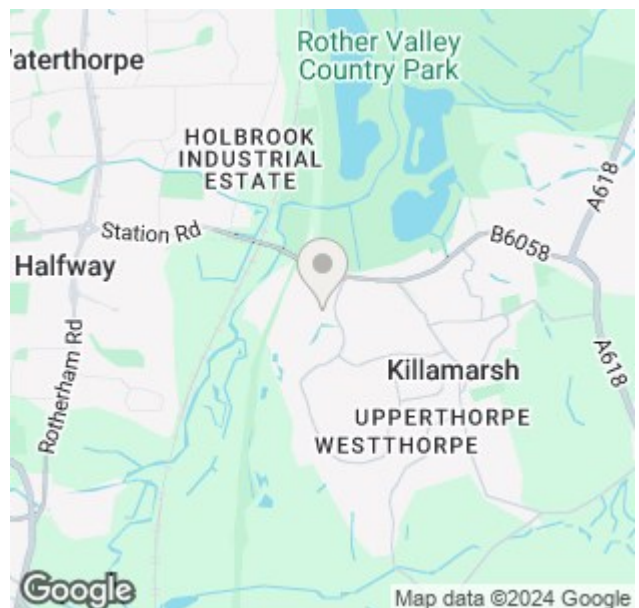


key2go
ESTATE AGENTS

TOTAL FLOOR AREA : 666 sq.ft. (61.9 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		86
(81-91) B		
(69-80) C	71	
(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	



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