

Marketing Preview



20 Kildonan Grove, Sheffield, S12 4WX

£130,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £130,000 - £140,000** CHAIN FREE!!** A unique opportunity to purchase this modern and ready to move into two bedroom property. Offering stylish kitchen and bathroom, off road parking and garage. Situated on a quiet cul-de-sac with amazing views to the rear and near main bus route. This property does not benefit from a rear garden.

SUMMARY

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HALLWAY

Enter through UPVC door into welcoming hallway with white walls and part laminate flooring. Ceiling light, radiator and stair rise to landing. Door to bedroom one.

BEDROOM ONE 11'11" x 8'11"

A generous sized bedroom with feature wallpapered wall, carpet flooring and fitted wardrobe. Ceiling light, radiator and window to the rear with amazing views.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, access to loft and store cupboard. Doors to lounge, kitchen, bathroom and bedroom two.

LOUNGE 13'10" x 9'2"

A bright and airy lounge with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to the rear with amazing views.

KITCHEN 7'4" x 7'0"

Fitted with ample high gloss wall and base units, wood effect worktops and tiled splash backs. ceramic sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for washing machine and space for fridge/freezer. Ceiling light, window and laminate flooring.

BEDROOM TWO 7'2" x 8'6"

A good sized bedroom with white walls and laminate flooring. Ceiling light, radiator and window to the front.

BATHROOM 6'6" x 5'5"

A stylish bathroom comprising of bath with over head and hand held shower, vanity unit with wash basin and back to the wall WC. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and laminate flooring.

OUTSIDE

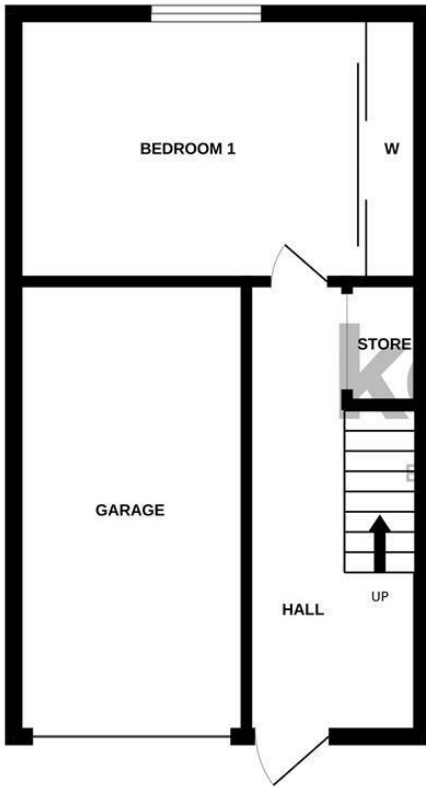
To the front of the property is a driveway for one car and access to garage with power and lighting.

PROPERTY DETAILS

- LEASEHOLD, 152 YEARS REMAINING, GROUND RENT £90.00PA, INSURANCE £45.00PA
- GAS CENTRAL HEATING
- COMBI BOILER - 8 YEARS WARRANTY
- FULLY UPVC DOUBLE GLAZED
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

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

1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.0 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		73
(55-68) D	58	
(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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