

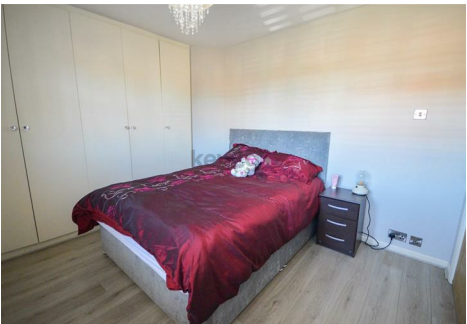
Marketing Preview



19 Sheffield Road, Killamarsh, Sheffield, S21 2DX

£240,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £240,000 - £250,000**** Don't miss your opportunity to purchase this well presented, semi-detached property with three first floor bedrooms and the added benefit of two loft rooms! Situated in a popular residential area. Benefiting from a downstairs WC, ample off road parking and beautifully presented, good sized garden which backs onto countryside. The property is well positioned with fantastic local amenities and on a main bus route. This property is within close proximity to Rother Valley Country Park. Ideal for families!

SUMMARY

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HALLWAY

Enter through a composite side door into the welcoming hallway with wallpapered walls and laminate flooring. Ceiling light, radiator and two storage cupboards. Stairs rise to the first floor landing and doors lead to the lounge and downstairs WC. Opening to the kitchen.

KITCHEN/DINER 18'11" x 15'7"

A stunning open plan kitchen fitted with ample high gloss wall and base units, two tone granite style and solid oak worktops and matching splash backs. Sink with drainer and hose mixer tap. Double oven, induction hob and chimney hood extractor fan. Space for a full height fridge/freezer. Integrated washing machine and dishwasher. Island with breakfast bar and wine cooler. Two ceiling lights, spot lighting, window and laminate flooring. Open to the dining area with wallpapered walls and laminate flooring. Radiator and TV point. Double shutter style doors to the lounge and uPVC patio doors to the rear garden.

LOUNGE 12'4" x 9'8"

A cosy lounge with wallpapered walls and laminate flooring. Ceiling light, radiator, TV point and window to the front.

STAIRS/LANDING

Stairs rise to the first floor landing with feature oak bannister, ceiling light and window. Doors to the over stairs storage cupboard, three bedrooms and shower room.

BEDROOM ONE 10'9" x 14'7"

A generous sized double bedroom with feature wallpapered wall, laminate flooring and built in wardrobe and shoe cupboard. Ceiling light, radiator and window with amazing countryside views.

BEDROOM TWO 10'5" x 9'8"

A second good sized double bedroom with neutral decor, laminate flooring and built in wardrobe. Ceiling light, radiator and window to the front.

BEDROOM THREE 7'10" x 11'5"

With feature wallpapered wall and laminate flooring. A good single bedroom or the perfect dressing room. Ceiling light, radiator, built in shelving and a window with fantastic open views. Door to the WC and access via a fixed loft ladder to the loft rooms.

WC 7'2" x 3'3"

With close coupled WC and vanity unit with wash basin. Spot lighting, obscure glass window and part tiled walls and tiled flooring.

SHOWER ROOM 4'3" x 5'10"

Comprising of walk in shower cubicle with glass shower screen and waterfall shower. Vanity unit with wash basin. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and flooring.

LOFT ROOM ONE 13'1" x 9'8"

Fantastic optional extra space with painted walls, laminate flooring and feature beams. Spot lighting, radiator and a Velux style window. Door to storage cupboard.

LOFT ROOM TWO 13'1" x 11'7"

Further extra space with laminate flooring, feature beams and a storage cupboard. Velux style window, spot lighting, radiator and a window with outstanding far views.

OUTSIDE

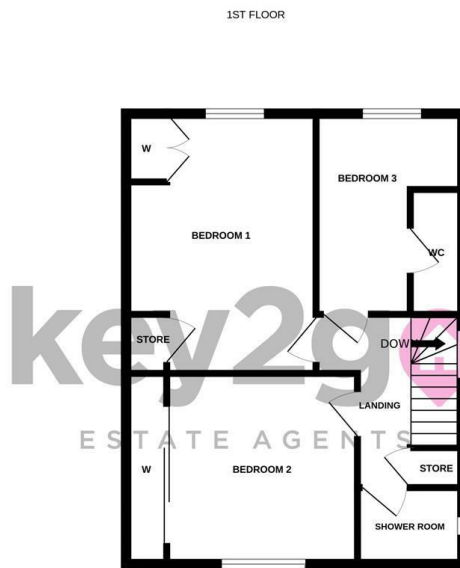
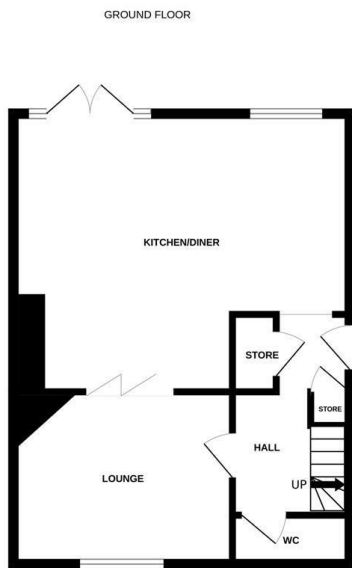
To the front of the property is a brick paved driveway providing off road parking for two cars and fencing.

To the side of the property is sleeper flower beds and gate with access to rear garden.

To the rear of the property is a beautifully presented low maintenance garden with patio and astroturf area. Sleeper flower beds with pelmet. Pebbled area, fencing and lighting. Backing onto countryside and outside power point and tap.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A
- Planning permission has not been granted for the loft conversion.



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		89
(81-91) B		
(69-80) C	74	
(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		