

## Marketing Preview



**66 High Street, Killamarsh, Sheffield, S21 1BX**

**£140,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



CHAIN FREE! Call our sales team to book a viewing on this deceptively spacious three bedroom terraced property which boasts masses of potential. Offering two reception rooms and a large rear garden. Also having shared access to the double driveway and a detached double garage. Within walking distance to village shops, schools and amenities. Perfect for first time buyers or families alike!

- COMBI BOILER  
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

## SUMMARY

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## HALLWAY

Enter via a uPVC door into the hallway with a ceiling light, radiator and stair rise to the first floor. Doors to the lounge and dining room.

## LOUNGE 11'4" x 12'7"

Having carpeted flooring, a ceiling light and a radiator. Window to the front and double doors to the dining room.

## DINING ROOM 11'9" x 12'11"

A great extra living space with carpeted flooring and a large under stairs storage cupboard. Ceiling light, radiator and window to the rear. Door to the kitchen.

## KITCHEN 8'4" x 12'2"

Fitted with wall and base units and worktops. Stainless steel sink. Space for a freestanding cooker and under counter space for a washing machine and fridge. Boiler, vinyl flooring and a side window. Side uPVC door to the rear.

## STAIRS/LANDING

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

## BEDROOM ONE 9'6" x 12'11"

A double bedroom with cladding to the ceiling and laminate flooring. Ceiling light, radiator and window to the rear.

## BEDROOM TWO 8'9" x 12'8"

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

## BEDROOM THREE 5'6" x 9'5"

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

## BATHROOM 8'2" x 12'2"

Comprising of a shower with an electric shower, bath, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Storage cupboard and vinyl flooring.

## OUTSIDE

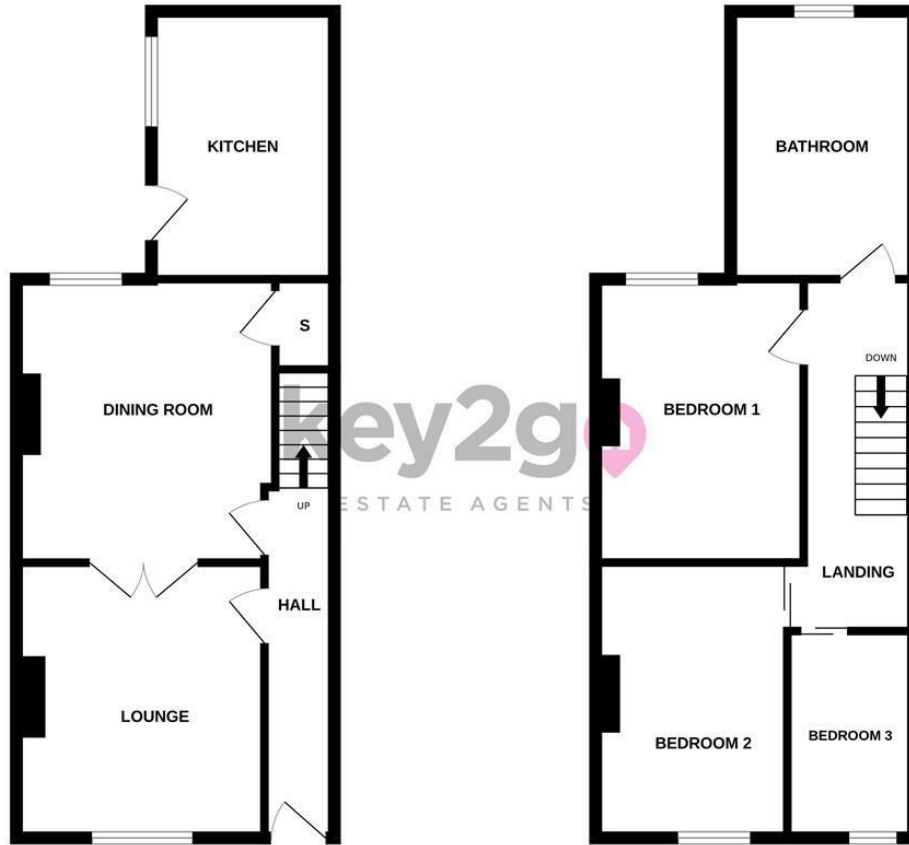
To the rear of the property is shared access via car and foot from neighbours, a low maintenance lawn and fencing. Gate to the double driveway and the double garage.

## PROPERTY DETAILS

- FREEHOLD  
- FULLY UPVC DOUBLE GLAZED  
- GAS CENTRAL HEATING

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.


1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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 



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