

## Marketing Preview



**16 North Crescent, Killamarsh, Sheffield, S21 2DD**

**£150,000**

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





A unique opportunity to purchase this large two-bedroom semi-detached property, situated on a quiet cul-de-sac on a generous sized plot. Being modern throughout and ready to move into, the property features a modern kitchen, ample storage space, and off-road parking. Close to amenities and road links to Sheffield and the M1 Motorway. Perfect for first time buyers or families alike!

## SUMMARY

A unique opportunity to purchase this large two-bedroom semi-detached property, situated on a quiet cul-de-sac on a generous sized plot. Being modern throughout and ready to move into, the property features a modern kitchen, ample storage space, and off-road parking. Close to amenities and road links to Sheffield and the M1 Motorway. Perfect for first time buyers or families alike!

The ground floor comprises a porch area leading to a welcoming hallway, a large lounge with an under-stairs storage cupboard, and a high gloss kitchen with wood-effect worktops, tiled splash back, stainless steel sink with hose mixer tap, space for an oven and washing machine, wooden-effect laminate flooring, a window to the front, and a side door providing access to the rear garden.

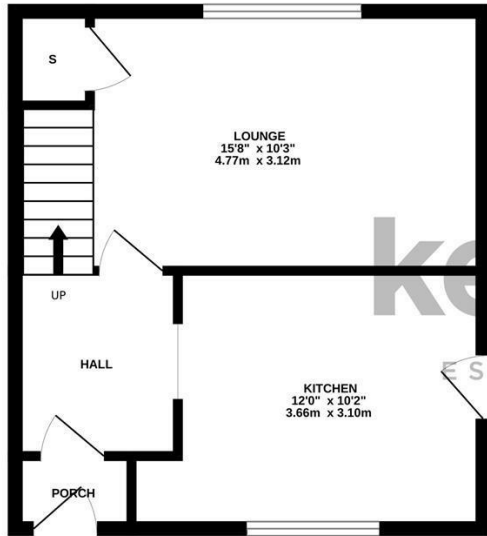
Carpeted stairs rise to an airy and spacious landing with two storage cupboards, one of which houses the boiler. The first floor offers two bedrooms, both with fitted wardrobes, a separate WC with a close coupled WC, and a bathroom having a bath with an overhead shower, and a pedestal sink.

To the front, the property has a driveway with lawns to either side and secure iron gates leading to the rear. The rear garden includes two brick-built outhouses, a shed, a greenhouse, lawns, fencing, and hedging. The garden is generous in size, enclosed, and well maintained.

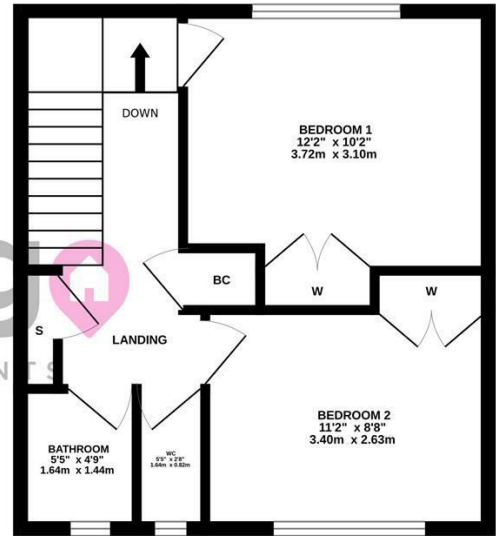
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE COUNCIL

GROUND FLOOR



1ST FLOOR



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>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	68	
(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	

