

ESTATE AGENTS

## **Marketing Preview**















7 Cedar Close, Killamarsh, Sheffield, S21 1GG £175,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



















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## **SUMMARY**

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The ground floor features a useful porch area leading into a spacious lounge, with double doors opening to the dining room that provides access to the kitchen. The kitchen in turn offers access to the rear of the property.

The landing gives access to three bedrooms, comprising two doubles and a single, along with the family bathroom.

To the front of the property is a driveway leading to the garage. The rear garden features a patio and pebbled area, a lawn, and rear access to the garage.

## **PROPERTY DETAILS**

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B NORTH EAST DERBYSHIRE
- PROBATE GRANTED

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor Approx. 47.5 sq. metres (511.1 sq. feet)



Total area: approx. 82.0 sq. metres (882.3 sq. feet)



