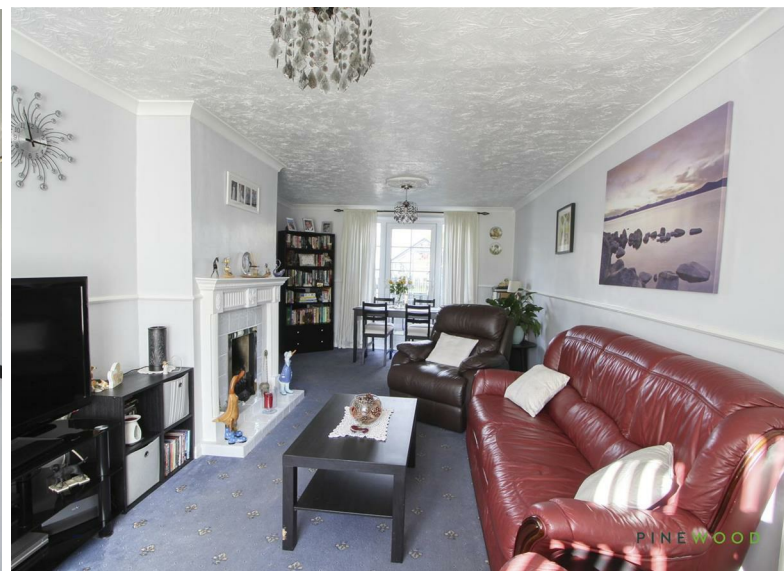


PINEWOOD



Westthorpe Road, Killamarsh, Sheffield, South Yorkshire S21 1EU

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Offers In The Region Of
£170,000



MORE THAN FIRST MEETS THE EYE... Welcome to this deceptively spacious **THREE** bedroom end terrace house located on Westthorpe Road in the village of Killamarsh, Sheffield. Situated in a sought-after location, this property offers the perfect blend of suburban tranquility and urban convenience. With local amenities, schools, and green spaces nearby, this house is sure to cater to all your needs.

Upon entering, you are greeted by a useful entrance porch, perfect for storing wet coats and wellies. Off the entrance hallway is a generous but cosy lounge dining room, perfect for relaxing with family or entertaining guests. There is also a good size kitchen with a range of units along with an integrated electric oven, 4 ring gas hob and extractor, space for a free standing fridge freezer and plumbing for a washing machine.

To the first floor are three well-appointed bedrooms, offering ample space for a growing family or those in need of a home office. The modern family bathroom comprises of a walk in corner shower along with a low flush WC and a ceramic sink, which are set into a wood effect vanity unit.

Outside the property has a lawned garden to the front and a delightful fully enclosed garden to the rear, which provides two separate seating areas, a lawn with mature borders and space for a greenhouse and shed.

Don't miss the opportunity to make this lovely house your new home in the heart of Killamarsh. Contact us today to arrange a viewing and start envisioning the life you could create in this wonderful property.

- **THREE BEDROOM END TERRACE**
- **ON STREET PARKING**
- **MODERN SHOWER ROOM**
- **POPULAR RESIDENTIAL LOCATION-CLOSE TO SHOPS & SCHOOLS**
- **uPVC DOUBLE GLAZING**
- **FULLY ENCLOSED REAR GARDEN WITH SEATING AREA**
- **TWO GENEROUS DOUBLE BEDROOMS & ONE GOOD SIZE SINGLE**
- **GOOD SIZE LOUNGE DINER**
- **GAS CENTRAL HEATING**
- **COUNCIL TAX BAND-A**

PORCH

4'11" x 6'3" (1.50 x 1.91)

Entering the property through a side facing door into a useful entrance porch with front and side facing uPVC double glazed windows.

HALL, STAIRS & LANDING

Entering through a wooden front door from the porch into the entrance hallway with staircase to the first floor and landing. With painted decor and laminate flooring to the hallway and painted decor and carpet to the landing and stairs. The landing also has a useful built in storage cupboard, which houses the combi boiler.

KITCHEN

18'11" x 5'6" (5.77 x 1.68)

A galley style kitchen fitted with wooden wall and base units and contrasting laminate worktop. Integrated chrome 1.5 sink and drainer with chrome mixer tap, electric oven, 4 burner gas hob and extractor. space for a tall free standing fridge freezer and plumbing for a washing machine and separate tumble drier. With painted decor, tiled floor and a central heating radiator, a side facing uPVC double glazed window along with a uPVC door leading out to the rear garden.

LOUNGE DINER

22'1" x 11'6" (max) (6.74 x 3.51 (max))

A generous lounge diner with dual aspect windows. To the front is a uPVC double glazed window overlooking the green in front of the property. To the rear are two full length uPVC windows and a uPVC door leading out to the rear garden. With painted decor, carpet and a central heating radiator.

BEDROOM ONE

11'5" x 10'2" (3.49 x 3.11)

A front facing double bedroom with a small built in store cupboard. With painted decor, laminate flooring, a central heating radiator and a uPVC double glazed window.

BEDROOM TWO

10'9" x 11'3" (max) (3.28 x 3.44 (max))

A rear facing double bedroom with a recess space for wardrobes. With painted decor, laminate flooring, a central heating radiator and a uPVC double glazed window.

BEDROOM THREE

11'11" x 5'6" (3.65 x 1.69)

A front facing single bedroom with a small built in store cupboard. with painted decor, laminate flooring, a central heating radiator and a uPVC double glazed window.

BATHROOM

6'8" x 7'10" (2.04 x 2.39)

A fully tiled shower room comprising of a corner glass walk in shower cubicle with chrome mixer shower and a wood effect vanity unit set into which is a ceramic sink with chrome mixer tap and low flush WC. With two uPVC double glazed windows with frosted glass, recess spotlights and a wall mounted chrome heated towel rail.

OUTSIDE

To the front is a lawn with path leading to the entrance porch. There is also a side gate which gives access to the side of the property and rear garden.

To the rear is a fully enclosed rear garden with a paved patio area, raised decked seating and an enclosed area laid to lawn with mature borders. There is space for a greenhouse and also a separate shed. The garden also has a small graveled area with a pond.

GENERAL INFORMATION

Tenure: FREEHOLD

Council Tax Band-A

Gas Central Heating

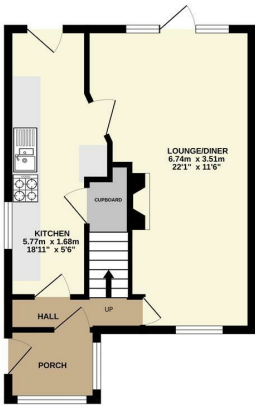
uPVC Double Glazing

DISCLAIMER

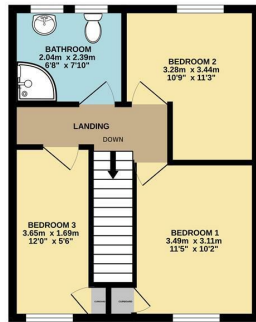
These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



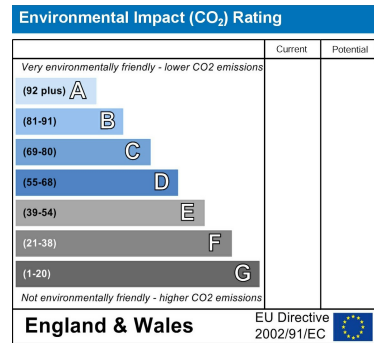
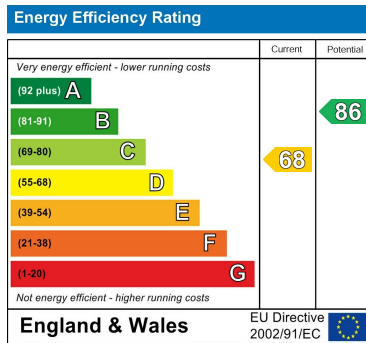
GROUND FLOOR
36.0 sq.m. (387 sq.ft.) approx.



1ST FLOOR
34.5 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA: 70.4 sq.m. (758 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used to visit the property prior to purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency save for those made with the supplier's data.



DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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