

45 Westthorpe Road, Killamarsh, S21 1ET



****GUIDE PRICE £100,000 - £105,000****

PERFECT FOR FIRST TIME BUYERS AND INVESTORS

Superb fully refurbished two bedroom terrace property benefiting from modern dining kitchen, contemporary bathroom, composite doors, uPVC double glazing and gas central heating. Also having large rear garden.

£100,000 Guide Freehold



The property comprises

Beautiful Living Room - 3.67m x 3.64m (12' x 11' 11")

A composite door opens into the beautiful lounge having modern paper to the feature wall, fitted carpet to the floor and central heating radiator.

Inner Lobby

Having fitted carpet to the floor, central heating radiator and stairs rise to the first floor landing.

Kitchen / Diner - 3.67m x 3.68m (12' x 12' 1")

Having a range of wall, drawer and base cabinets, complementing work surfaces incorporating a stainless steel sink and drainer with mixer fitting. Also having space and point for free-standing cooker, plumbing for automatic washing machine and space for upright fridge freezer. A composite door opens onto the rear garden, having central heating radiator, courtesy door to the cellar head.

Bedroom 1 - 3.67m x 3.66m (12' x 12')

Having a uPVC double glazed window, central heating radiator and fitted carpet to the floor. Ample space for free-standing bedroom furniture.

Bedroom 2 - 2.22m x 2.67m (7' 3" x 8' 9")

Having a uPVC double glazed window, central heating radiator and fitted carpet to the floor.

Contemporary Bathroom - 1.32m x 3.61m (4' 4" x 11' 10")

Having a white suite comprising bath with thermostatic inbuilt shower over, glass shower screen, pedestal wash hand basin and low flush WC. Full ceramic tiling to all walls and floor, chrome ladder radiator, inset downlighters to the ceiling and opaque uPVC double glazed window.

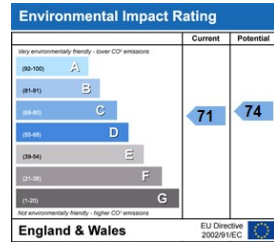
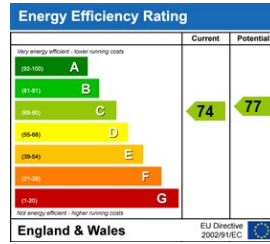
Exterior

To the front of the property is a paved fore-garden.

The generously sized rear garden has a substantial patio area providing space for outside dining. A lawned garden is enclosed with timber fencing.



Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only.
Plan produced using PlanUp.



To arrange a viewing, please call us on 0114 287 8696 or email us at info@2roost.co.uk.

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