



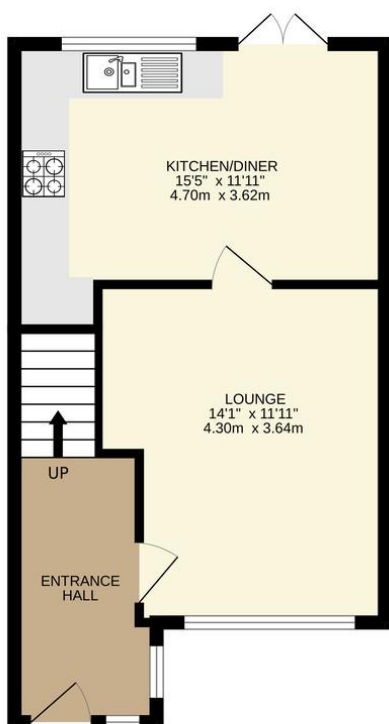
7 Kirkcroft Avenue | Killamarsh | Sheffield | S21 1GX

Guide Price £260,000 to £270,000

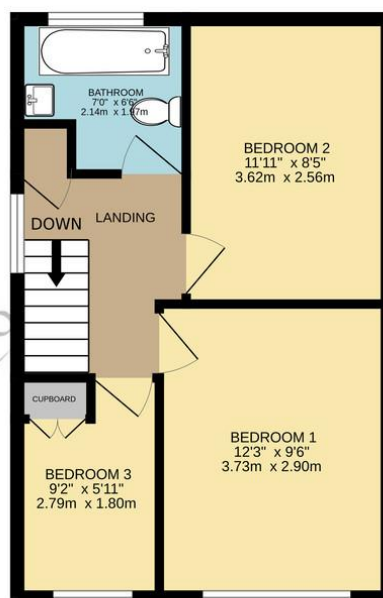
Bell & Co Estates are delighted to present this beautifully presented and deceptively spacious three-bedroom detached home, situated in a popular residential location of Killamarsh close to excellent local schools, amenities and transport links. Stepping inside, you are welcomed by an extended entrance hallway, creating a bright and spacious first impression with stairs rising to the first floor. The contemporary lounge is tastefully decorated and features stylish acoustic panelling with electric fire. To the rear of the property is the heart of the home – a stunning modern kitchen/diner fitted with sleek high-gloss units, generous worktop space and ample room for family dining. Patio doors open directly onto the landscaped rear garden. The first floor offers three well-proportioned bedrooms, including two generous double bedrooms and a versatile third bedroom, ideal as a nursery, home office or dressing room. Completing the accommodation is a beautifully finished family bathroom. Externally, the property continues to impress with a patterned concrete driveway providing off-road parking for up to three vehicles. Secure gates lead through to a detached garage, offering additional parking or excellent storage. The private landscaped rear garden has been thoughtfully designed for low maintenance, featuring a decking area and artificial lawn, creating the perfect setting for outdoor dining, entertaining or simply relaxing. Situated within easy reach of a range of highly regarded schools, local amenities and excellent transport links. Early viewing is highly recommended to fully appreciate this home.



GROUND FLOOR
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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7 Kirkcroft Avenue
Killamarsh
SHEFFIELD
S21 1GX

Energy rating

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Valid until

25 April 2036

Certificate number

2519-1105-9561-1146-3582

Property type

Detached house

Total floor area

68 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements