

Marketing Preview



7 Chestnut Avenue, Killamarsh, Sheffield, S21 1HN

£170,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



*** GUIDE PRICE £170,000-£180,000*** CHAIN FREE and ready to move into, this spacious semi-detached home would make the perfect first-time buyer property. Offering two generous double bedrooms, ample off-road parking and a good-sized enclosed low-maintenance garden. Situated within a sought-after village, the property is ideally located close to local schools and a wide range of village amenities, making it an ideal home for those looking to take their first step onto the property ladder.

SUMMARY

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Entering through the useful porch area, you are welcomed into a bright and spacious lounge featuring a stylish feature wall, with stairs rising to the first floor. A door leads through into the kitchen diner, which is fitted with a range of wall and base units, along with a window and uPVC door providing access and views to the rear.

Stairs rise to the first floor landing. There is a large double bedroom to the front, with a second double bedroom to the rear enjoying fantastic views. A storage cupboard houses the combi boiler.

To the front of the property is a lawn, with a driveway to the side and a gate providing access to the rear. The enclosed rear garden features a lawn area, patio and shed.

PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

