

Marketing Preview



79 Mansfield Road, Killamarsh, Sheffield, S21 2BW

£260,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



****GUIDE PRICE £260,000 - £270,000**** A fantastic opportunity to purchase this modern throughout three-bedroom semi-detached property which is ready to move into. The property offers a downstairs bathroom, a modern shower room, and ample storage space. It also features a stunning kitchen which opens to the dining area, enjoying attractive views. Outside, there is an enclosed rear garden and off-road parking. Well placed for access to local amenities and road links to Sheffield and Chesterfield.

SUMMARY

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Enter into a welcoming hallway with stairs rising to the first floor, a door leading to the lounge, and open access to the kitchen/diner. The lounge is generously sized and bright, featuring a Optimis electric fire. The kitchen/diner is modern and fitted with ample high-gloss wall and base units, a built-in oven, hob, extractor fan, and microwave, integral washing machine, along with an American-style fridge/freezer. This space opens into the dining room, which also features a log burner and patio doors to the rear, enjoying stunning views.

Stairs rise to the first-floor landing, providing access to three bedrooms, a shower room, and an airing cupboard. Bedroom one is a bright double room with a window overlooking the front. Bedroom two is a further double bedroom positioned at the rear, enjoying lovely views. Bedroom three is a single bedroom, also located at the rear, benefiting from the same attractive outlook. The shower room is modern and well-appointed, featuring a walk-in shower cubicle, wash basin, and WC.

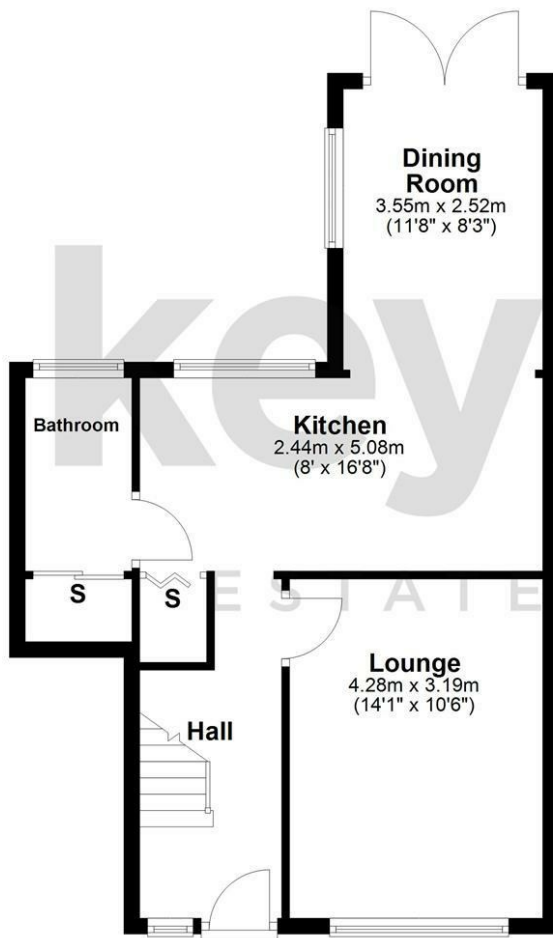
To the front of the property is a lawned area and a driveway providing off-road parking along with further allocated parking. The rear garden is extensive, well-maintained, and fully enclosed. It features a decking area with steps leading down to the lawn, along with a pathway that continues to the bottom of the garden. Here, there is a further decking area with a pergola, complemented by flower beds and enclosed by fencing.

PROPERTY DETAILS

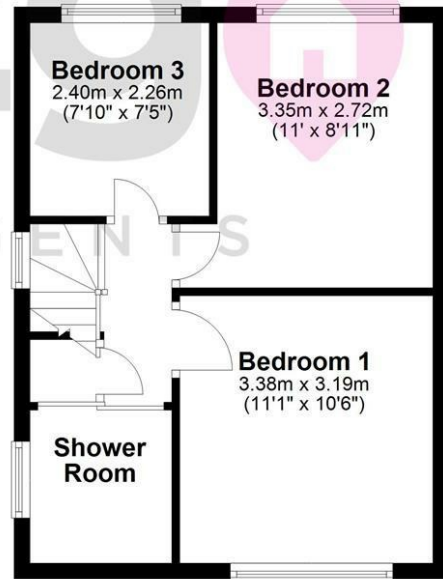
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

