

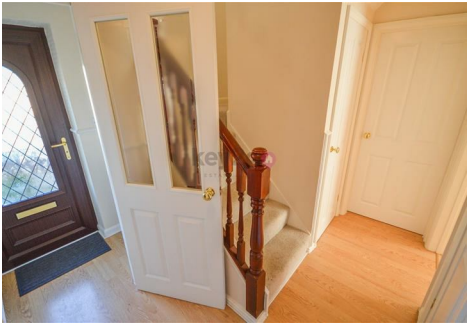
## Marketing Preview



**76 Rowan Tree Road, Killamarsh, Sheffield, S21 1SP**

**£260,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



**NO CHAIN!** A fantastic opportunity to purchase this three-bedroom detached property, offering generously sized rooms throughout, a ground-floor bedroom, and a modern kitchen and bathroom. The home also benefits from off-road parking, a garage, and a generous, low-maintenance rear garden. Ideally located within walking distance of local amenities, with excellent road links to the City Centre and the M1 motorway. Perfect for first-time buyers and families alike!

## SUMMARY

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## PORCH AND HALLWAY

Enter via uPVC door into the porch which has a ceiling light and door to the hallway. The hallway has laminate flooring, a ceiling light and radiator. Two storage cupboards, stair rise to the first floor landing and doors to the kitchen, lounge/diner and bedroom three.

## KITCHEN 11'1" x 8'10"

Fitted with ample wall and base units, wood effect worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Space for a freestanding cooker, under counter space for a washing machine and space for a full height fridge/freezer. Breakfast bar and vinyl flooring. Ceiling light, radiator and window to the front.

## DINING ROOM 12'7" x 10'10"

A bright and spacious reception room with neutral decor and laminate flooring. Ceiling light, radiator and window to the rear. Double doors to the lounge.

## LOUNGE 15'5" x 10'10"

A large reception room with a feature wallpapered wall, laminate flooring and a fireplace. Ceiling light, radiator and window to the rear. Sliding patio doors to the rear.

## BEDROOM THREE 6'10" x 8'10"

A single bedroom with neutral decor, carpeted flooring and a storage cupboard. Ceiling light, radiator and window to the front.

## STAIRS/LANDING

A carpeted stair rise to the first floor gallery landing with a window to the front and a storage cupboard. Doors to the two bedrooms and shower room.

## BEDROOM ONE 11'0" x 12'5"

A generous sized double bedroom with a feature wallpapered wall and laminate flooring. Ceiling light, radiator and two windows. Storage cupboard and built in wardrobes.

## BEDROOM TWO 9'4" x 15'8"

A bright double bedroom with laminate flooring, a feature wallpapered wall and access to the loft. Ceiling light, radiator and window to the rear.

## SHOWER ROOM 7'0" x 8'6"

Having a large walk in shower cubicle with a overhead shower, pedestal sink and close coupled WC. Ceiling light, vintage radiator and obscure glass window. Fully tiled walls and tiled flooring.

## OUTSIDE

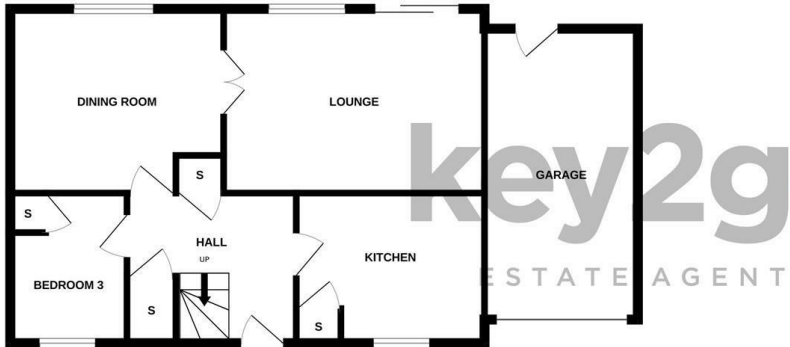
To the front of the property is a pebbled area with shrubbery, a driveway with off road parking for two cars and access to the garage.

To the rear of the property is a low maintenance garden with a patio area, pebbled garden and shrubbery. Rear access to the garage.

## PROPERT DETAILS

- LEASEHOLD, 163 YEARS REMAINING, £55PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>68</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

