

## Marketing Preview



**281 Sheffield Road, Killamarsh, Sheffield, S21 1DX**  
**£140,000**

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



Offered for sale with no chain, this property is ideal for first-time buyers or investors. It features two good-sized bedrooms and a garden with parking, offering plenty of potential. Conveniently located close to village amenities, it also benefits from a pleasant walk to Rother Valley and excellent road links to the M1.

## SUMMARY

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The property features a bright lounge with neutral décor and a front-facing window. A door leads to the inner hallway, where stairs rise to the first floor. There is also access to a spacious kitchen/diner, which benefits from an understairs storage cupboard and a door opening onto the rear garden.

There is a large double bedroom to the front, featuring a cupboard housing the boiler and a feature fireplace. To the rear is a second good-sized single bedroom, along with a spacious bathroom.

To the rear is a garden with a lawned area and a parking space located at the end of the garden.

## 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

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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 2002/91/EC	

