



High Street, Killamarsh Sheffield S21 1BN

welcome to

High Street, Killamarsh Sheffield

GUIDE PRICE 210,000-220,000 Ideal family home! This three-bedroom semi-detached property offers a lounge, kitchen/diner, conservatory, shower room, attic room, and lawned garden with garage. Located on Killamarsh High Street, close to shops, schools, and transport links.



Lounge

13' 11" x 17' 7" (4.24m x 5.36m)

Having a front facing double glazed window, two radiators, a gas fireplace and access to the first floor accommodation.

Kitchen / Dining Room

8' 10" x 17' 6" (2.69m x 5.33m)

Having a range of wall and base units, a rear facing double glazed window, space and plumbing for a washer, inset sink, radiator, extractor fan as well as a pantry and space for dining.

Conservatory

9' 7" x 11' 2" (2.92m x 3.40m)

Having access to the rear garden.

Landing

Having a side facing double glazed window.

Bedroom One

10' 11" x 13' 11" (3.33m x 4.24m)

Having a front facing double glazed window, radiator and fitted wardrobes.

Bedroom Two

8' 10" x 11' 1" (2.69m x 3.38m)

Having a rear facing double glazed window, radiator and access to the attic room.

Bedroom Three

7' 7" x 6' 2" (2.31m x 1.88m)

Having a front facing double glazed window and a radiator.

Shower Room

5' 6" x 7' (1.68m x 2.13m)

Having a WC, a sink basin and a shower suite.

Attic Room

9' 3" x 10' 9" (2.82m x 3.28m)

Having a side facing double glazed window and an electric heater.

Rear Garden

Having a lawned enclosed rear garden.



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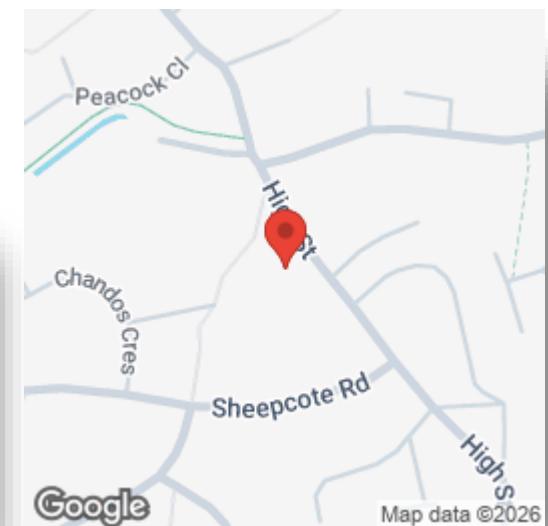
High Street, Killamarsh Sheffield

- THREE BEDROOMS + ATTIC ROOM
- SEMI-DETACHED PROPERTY
- CONSERVATORY
- ENCLOSED REAR GARDEN
- GARAGE + OFF STREET PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£210,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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