



Pine Close, Killamarsh Sheffield

welcome to

Pine Close, Killamarsh Sheffield

Effectively extended semi-detached property located in the sought after village of Killamarsh and occupying a cul-de-sac position. Worthy of an inspection this house would make the ideal family home. Lounge, breakfast kitchen, wc. Three bedrooms and en-suite. Gardens and driveway.



Entrance Porch

With a side facing door and a front facing double glazed window. Access into the lounge.

Lounge

With a front facing double glazed window, coving to the ceiling, feature panelling to the wall and a feature fireplace as the focal point of the room. Double doors give access to the dining kitchen.

Dining Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink with mixer tap. The kitchen has an integrated electric oven, a gas hob with extractor fan above, space for a dishwasher and housing for an American style fridge-freezer. There is a focal dining island, spotlights to the ceiling, a rear facing double glazed window, French doors to the rear garden and access to the inner hall and utility room.

Utility Room

Inner Hallway

With a central heating radiator and stairs which rise to the first floor.

Ground Floor W.C.

fitted with a low flush WC, a wash hand basin and a rear facing obscure double glazed window.

Reception Room / Bedroom Four

A versatile room which could be used as an additional reception room, bedroom or home office with a front facing double glazed window.

First Floor Landing

With a rear facing double glazed window, two storage cupboards and built-in storage over the stairs.

Bedroom One

With a front facing double glazed window, a central heating radiator, coving to the ceiling and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and a shower cubicle with shower. There is tiling to the walls and floor, spotlights to the ceiling and a front facing obscure double glazed window.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a panelled bath. There is tiling to the walls and floor, a heated towel rail and a side facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with a concrete driveway providing off road parking. To the rear of the property there is an enclosed low maintenance garden with artificial lawn, paved patio, decked patio and pebbled areas.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/CPK115497



welcome to

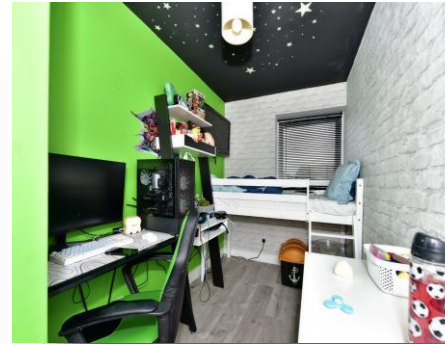
Pine Close, Killamarsh Sheffield

- Extended semi-detached property
- Cul-de-sac position
- Three bedrooms, en-suite shower room
- Driveway and rear garden
- Breakfast kitchen

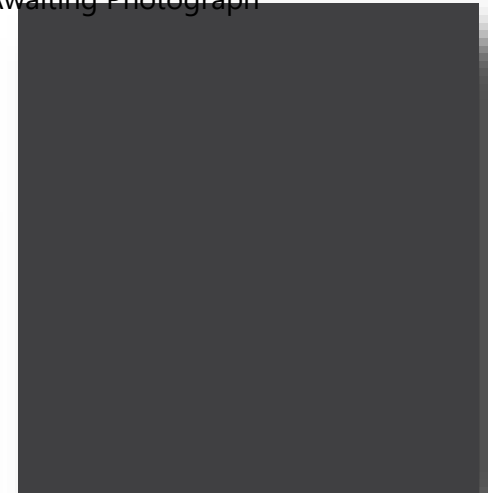
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115497



Property Ref:
CPK115497 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk