

Sheffield Road,Killamarsh Sheffield

william h brown

welcome to

Sheffield Road,Killamarsh Sheffield

Ideal for first time buyers is this three bedroom mid-terraced property which is available to the market with no chain. The property has lounge, dining room and kitchen. Two bedrooms, bathroom and attic bedroom. Generous sized gardens, Viewings recommended!













Lounge
With a front facing sealed unit door, double glazed window, a central heating radiator, tiled flooring and feature fireplace.

Inner Hall
With stairs to the first floor and access to the dining room.

Dining Room
With a rear facing double glazed window, a central heating radiator, tiled flooring, picture rial and useful built-in storage. Access to the kitchen.

Kitchen
Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. the kitchen has space for a gas cooker, plumbing for a washing machine, tiled flooring, a rear facing double glazed window and side facing door to the rear porch.

Rear Porch
With rear and side facing windows, tiled flooring and a rear facing door.

First Floor Landing
With stairs to the second floor.

Bedroom Two
With a front facing double glazed window, a central heating radiator, wall mounted boiler and built-in storage cupboard.

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 and a bath with mixer tap and shower over. There is partial tiling to the walls, tiled flooring, a traditional style central heating radiator and a rear facing obscure double glazed window.

Second Floor
Bedroom One
With a rear facing double glazed window and a central heating radiator.

Outside
to the front of the property there is a low maintenance garden whilst to the rear there is an open courtyard with access to a generous enclosed lawned garden with outbuilding and garden shed.

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.



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welcome to

Sheffield Road, Killamarsh Sheffield

- Mid terrace property
- Three bedrooms
- No chain
- Great access to local amenities
- Ideal for first time buyers

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£150,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CPK110947 - 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.

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