

Marketing Preview



36 Norwood Place, Killamarsh, Sheffield, S21 2DF

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



Nestled into a quiet cul-de-sac, this ready to move into two double bedroom semi-detached property offers a deceptively large garden, conservatory, modern kitchen and bathroom. Ideally located close to amenities with great road links to Sheffield City Centre, M1 Motorway and Chesterfield. A great opportunity for first time buyers or families alike!

SUMMARY

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Enter into the welcoming hallway with storage and access to the spacious lounge, conservatory, and stylish kitchen. The conservatory opens out to the large rear garden.

The first floor comprises two double bedrooms with views over open fields, a bathroom, and a separate WC.

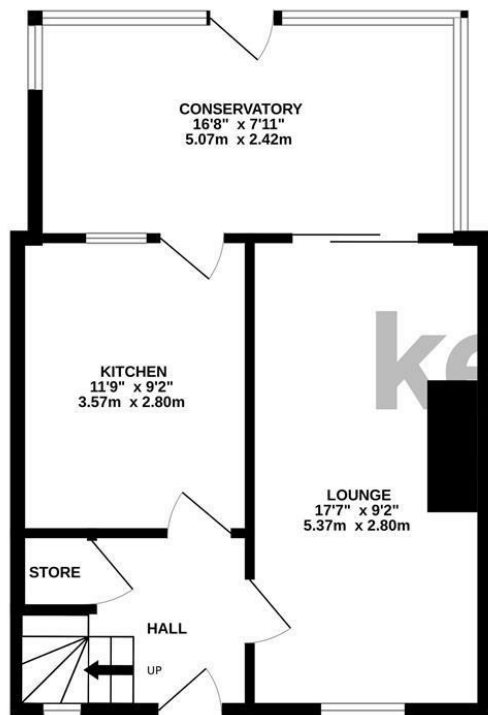
A large, well-maintained rear garden featuring a variety of plants, trees, and shrubbery, along with a shed and veg patch. The garden backs onto open fields, offering a peaceful and private outdoor space.

PROPERTY DETAILS

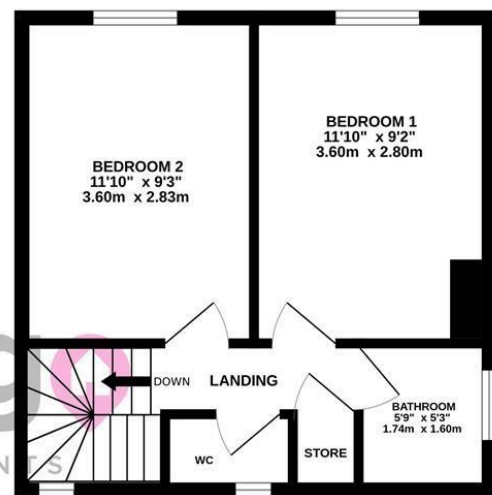
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BANDA - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



1ST FLOOR



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	84
England & Wales	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>