

## Marketing Preview



**3 Birchlands Drive, Killamarsh, Sheffield, S21 1GL**

**£180,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





**\*\*GUIDE PRICE £180,000 - £190,000\*\* NO CHAIN!!** A unique opportunity to purchase this spacious throughout three bedroom semi-detached property which is situated on a quiet road. Offering off road parking, garage and enclosed rear garden. Close to great local amenities and a choice of local schools. Ideal for first time buyers!

- LEASEHOLD, 153 YEARS REMAINING, £20.00PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

## SUMMARY

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## HALLWAY

Enter through side UPVC door into hallway with ceiling light and tiled flooring. Doors to kitchen and storage cupboard.

## KITCHEN/DINER 11'5" x 14'10"

Fitted with wall and base units, contrasting worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for washing machine, fridge and freezer. Spot lighting, tiled flooring and window to the front. Opening to dining area with laminate flooring, ceiling light and radiator. Door to lounge.

## LOUNGE 14'7" x 15'7"

A spacious family room with white walls, carpet flooring and feature fireplace. Two ceiling lights, three wall lights and radiator. Double doors to conservatory and stair rise to first floor landing.

## CONSERVATORY 10'2" x 12'11"

Great extra living space with tiled flooring, ceiling fan light and patio doors to rear.

## STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, obscure glass window and access to loft. Doors to three bedrooms, bathroom and store cupboard.

## BEDROOM ONE 12'4" x 8'8"

A good sized double bedroom with white walls and carpet flooring. Ceiling light, bedside light, radiator and window to the rear with amazing views.

## BEDROOM TWO 11'6" x 8'8"

A second double bedroom with white walls, carpet flooring and fitted wardrobes. Ceiling light, radiator and window to the front.

## BEDROOM THREE 9'6" x 6'6"

A third single bedroom with carpet flooring and white walls. Ceiling light, radiator and window to the rear with views.

## BATHROOM 8'0" x 6'6"

Comprising of bath with over head shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and flooring.

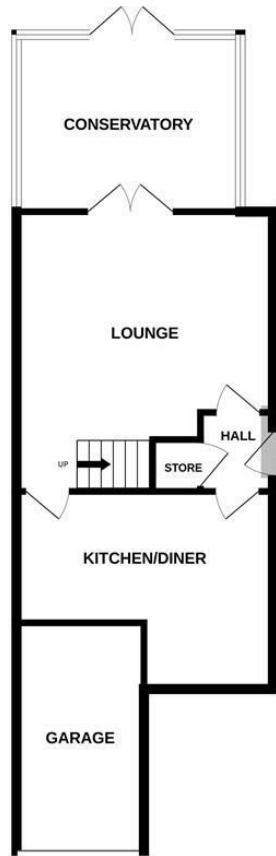
## OUTSIDE

To the front of the property is a driveway and garage with power and lighting,

To the rear of the property is an enclosed low maintenance garden with decked area.

## PROPERTY DETAILS

GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



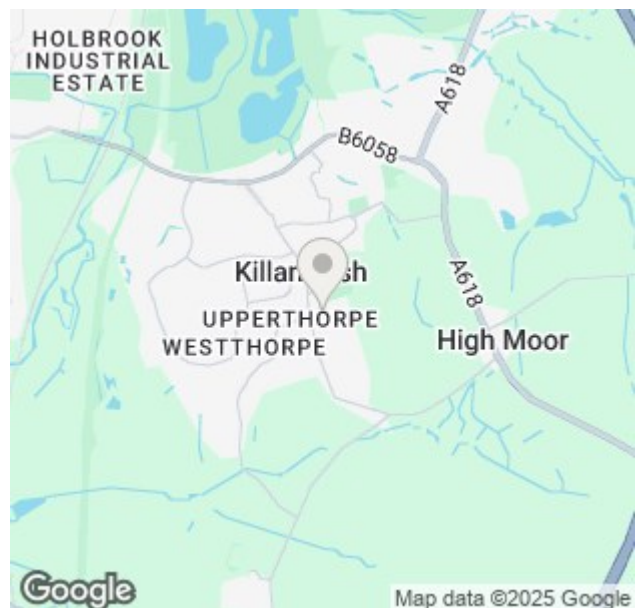
key2go  
ESTATE AGENTS

TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(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	



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