



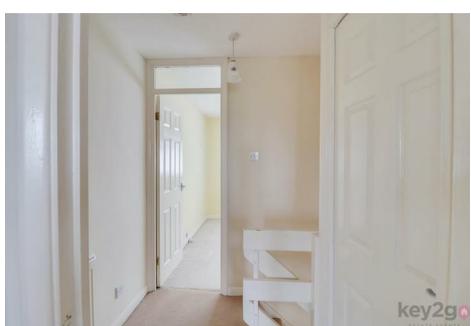
## Marketing Preview



**32 Redwood Avenue, Killamarsh, Sheffield, S21 1GH**

**£210,000**

**Bedrooms 3, Bathrooms null, Reception Rooms null**



CHAIN FREE! This three double bedroom semi-detached property is extended and includes a garage, a porch and a private enclosed rear garden. The property is located in a quiet cul-de-sac and would be perfect for a first time buyer or family alike!

## SUMMARY

CHAIN FREE! This three double bedroom semi-detached property is extended and includes a garage, a porch and a private enclosed rear garden. The property is located in a quiet cul-de-sac and would be perfect for a first time buyer or family alike!

UPVC door leads to the porch area with neutral décor, storage, carpet, and an obscure window. The spacious lounge includes neutral décor, carpet, a fireplace, and stairs. The dining room has carpet, storage, double sliding doors to the conservatory, and access to the kitchen. The kitchen offers ample base and wall units, contrasting worktops, a freestanding double oven, a door leading to the garage, vinyl flooring, and a sink with a window overlooking the garden. The conservatory features tile flooring, windows, a door leading to the rear, and is bright and spacious.

The stairs and landing have neutral décor, carpet, and provide access to the bedrooms and bathroom. Bedroom one is a double with carpet and two windows. Bedroom two is a double with carpet and a window, while bedroom three is also a double with carpet and a window. The shower room includes neutral tiling, a toilet, a walk-in shower unit, a sink, an obscure window, and storage.

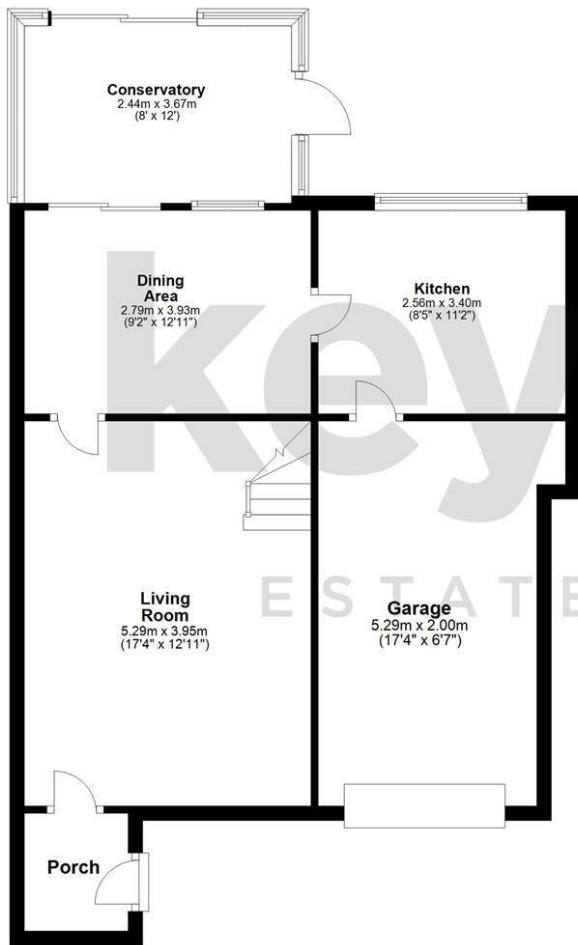
The front is private and enclosed with a gate, a driveway for off road parking, access to the garage, a lawned area, and is well presented. The rear is private and enclosed with a generous patio area, a lawned area, and shrubbery.

## PROPERTY DETAILS

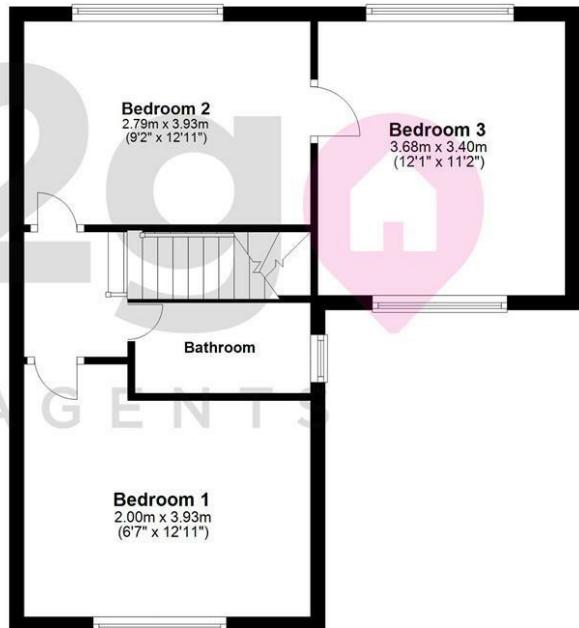
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(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

