

Marketing Preview



281 Sheffield Road, Killamarsh, Sheffield, S21 1DX
£140,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



Offered for sale with no chain, this property is ideal for first-time buyers or investors. It features two good-sized bedrooms and a garden with parking, offering plenty of potential. Conveniently located close to village amenities, it also benefits from a pleasant walk to Rother Valley and excellent road links to the M1.

SUMMARY

Offered for sale with no chain, this property is ideal for first-time buyers or investors. It features two good-sized bedrooms and a garden with parking, offering plenty of potential. Conveniently located close to village amenities, it also benefits from a pleasant walk to Rother Valley and excellent road links to the M1.

The property features a bright lounge with neutral décor and a front-facing window. A door leads to the inner hallway, where stairs rise to the first floor. There is also access to a spacious kitchen/diner, which benefits from an understairs storage cupboard and a door opening onto the rear garden.

There is a large double bedroom to the front, featuring a cupboard housing the boiler and a feature fireplace. To the rear is a second good-sized single bedroom, along with a spacious bathroom.

To the rear is a garden with a lawned area and a parking space located at the end of the garden.

PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

