

Marketing Preview



16 Redwood Avenue, Killamarsh, Sheffield, S21 1GH

£210,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £210,000 - £220,000 ** NO CHAIN.** A fantastic opportunity for first-time buyers or a small family. This modern throughout, move-in-ready home benefits from off-road parking and a landscaped rear garden. Situated in a quiet cul-de-sac, the property features a contemporary kitchen/diner with bi-fold doors opening onto the rear garden. Well placed for a range of village amenities and a good choice of local schools.

SUMMARY

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A useful hallway with stairs rising to the first floor and double doors leading into the lounge, featuring a front-facing window and a useful storage cupboard housing the boiler. An opening leads through to the kitchen/diner, which is fitted with a range of wall and base units and benefits from bi-fold doors and an additional door opening onto the rear garden.

Stairs rise to the first floor, where there is a spacious double bedroom to the front with built-in wardrobes. A second double bedroom is located to the rear, also benefiting from built-in storage. The third bedroom is a single room to the front, with useful over-stairs storage. The accommodation is completed by a modern family bathroom.

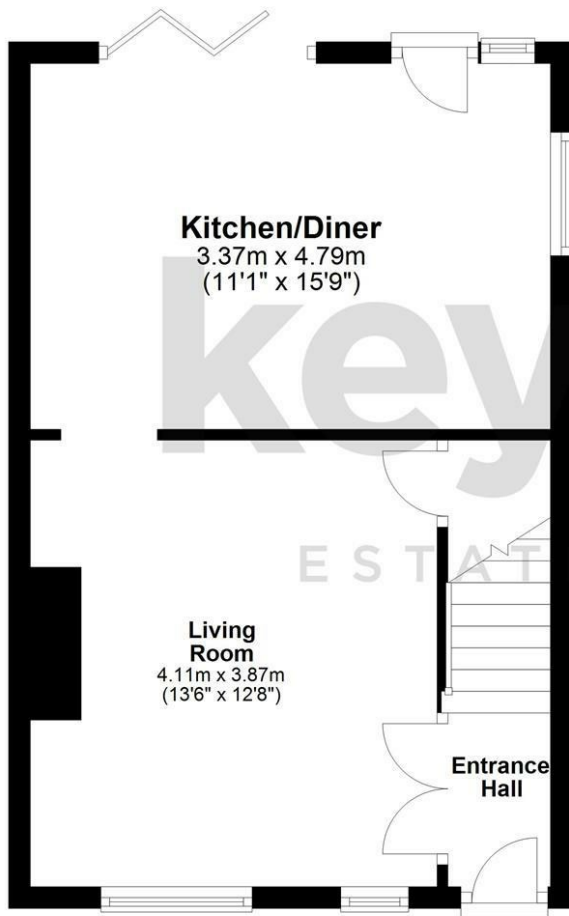
To the front is a lawned garden with a driveway to the side and gated access to the rear. The rear garden features a newly laid patio, ideal for entertaining, along with a lawn and a garden shed. The garden is fully enclosed with fencing to the boundary.

PROPERTY DETAILS

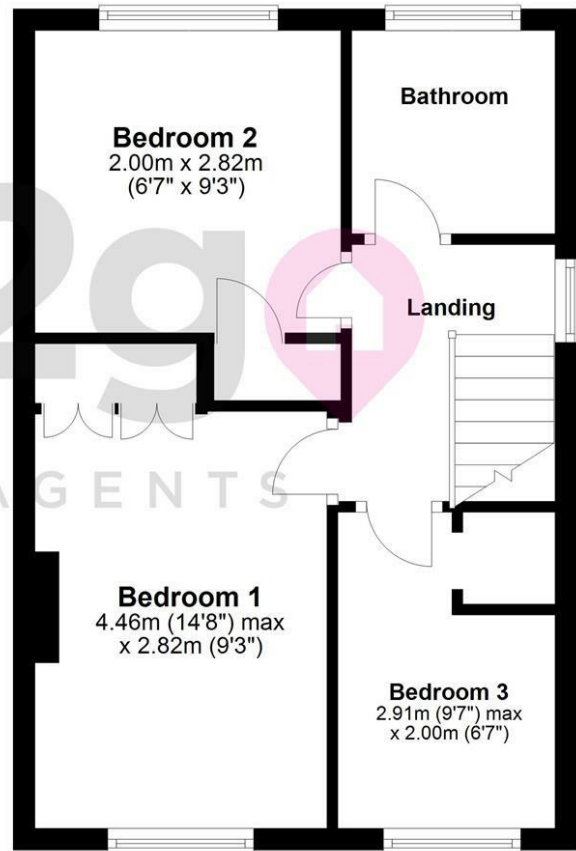
- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

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		
(69-80) C		
(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	

