

Marketing Preview



55 Rotherham Road, Killamarsh, Sheffield, S21 2DR

£130,000

Bedrooms 2, Bathrooms 2, Reception Rooms 2



A fantastic opportunity to purchase this two-bedroom property with an occasional attic room. The property benefits from two reception rooms, two shower rooms, an enclosed rear garden and off-road parking. Ideally located close to local amenities and offering convenient road links to Sheffield, this property would make an ideal purchase for first-time buyers or investors.

SUMMARY

A fantastic opportunity to purchase this two-bedroom property with an occasional attic room. The property benefits from two reception rooms, two shower rooms, an enclosed rear garden and off-road parking. Ideally located close to local amenities and offering convenient road links to Sheffield, this property would make an ideal purchase for first-time buyers or investors.

Upon entering the property, the lounge features a fireplace, a window to the front and a door leading to the inner hall. The inner hall has stairs rising to the first floor and a door leading to the dining room, which benefits from a fireplace, a window, a door providing access to the cellar head and a feature opening into the kitchen. The kitchen is fitted with wall and base units, with space for an oven, fridge/freezer and washing machine. A door provides access to the rear, while a bifold door leads to the shower room, which is fitted with a shower cubicle, WC and wash basin.

Stairs rise to the first-floor landing, which provides access to two bedrooms and a further staircase leading to the occasional attic room. Bedroom one has a window to the rear and a door leading to the shower room, fitted with a shower cubicle, wash basin and WC. Bedroom two has a window to the front.

The occasional attic room benefits from a Velux-style window, providing natural light.

To the front of the property is off-road parking for one vehicle. To the rear is a low-maintenance garden featuring tiered patio areas.

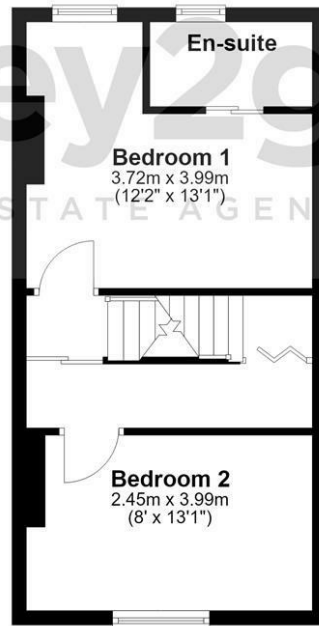
PROPERTY DETAILS

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

Ground Floor



First Floor



Second 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 	

