

## Marketing Preview



**7 Kirkcroft Avenue, Killamarsh, Sheffield, Derbyshire, S21 1GX**

**£275,000**

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



A fantastic opportunity to purchase this stunning and deceptively spacious home, ready to move straight into. The property boasts a beautiful kitchen diner and a stylish, modern bathroom, along with a landscaped rear garden ideal for relaxing or entertaining. Further benefits include ample off-road parking and a garage. Situated in a popular area close to a range of local schools, this home is perfect for first-time buyers or a small family.

## SUMMARY

A fantastic opportunity to purchase this stunning and deceptively spacious home, ready to move straight into. The property boasts a beautiful kitchen diner and a stylish, modern bathroom, along with a landscaped rear garden ideal for relaxing or entertaining. Further benefits include ample off-road parking and a garage. Situated in a popular area close to a range of local schools, this home is perfect for first-time buyers or a small family.

A spacious and extended hallway with stairs rising to the first floor. A door leads into a bright lounge featuring acoustic panelling to one wall and a window to the front. A further door opens into the kitchen/diner, which is a modern high-gloss family space with patio doors leading out to the rear garden.

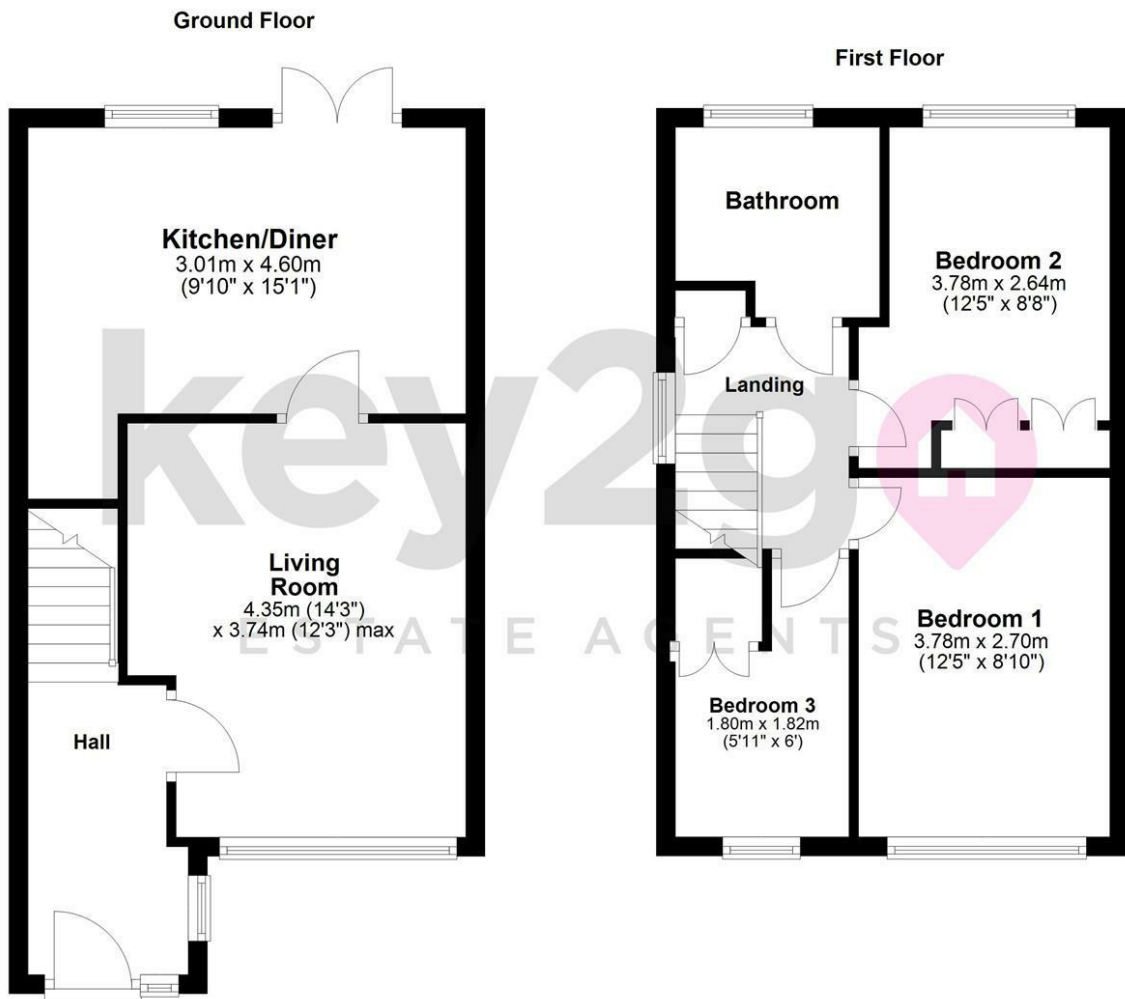
Stairs rise to the first-floor landing with a window providing natural light and a useful storage cupboard. There are two double bedrooms, positioned to the front and rear, along with a single bedroom and a stunning family bathroom.

A patterned concrete driveway to the front and side provides off-road parking for up to three cars. Secure gates lead through to the rear, where there is a detached garage. The landscaped rear garden features a decking area with an artificial lawn.

## PROPERTY DETAILS

- LEASEHOLD, 749 YEARS REMAINING, £30PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

