

## Marketing Preview

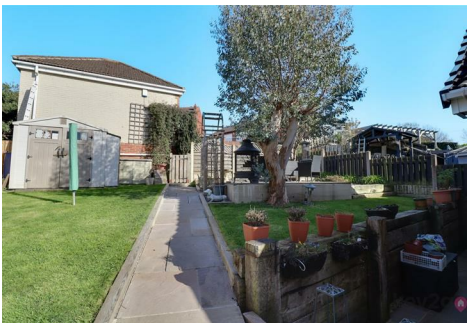


**87 High Street, Killamarsh, Sheffield, S21 1BJ**

**£300,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





**\*\* GUIDE PRICE £300,000 - £320,000 \*\*** A unique opportunity to purchase this three-bedroom semi-detached bungalow, located in a popular and convenient area. The property offers a modern kitchen/diner, a utility room, and a stunning, spacious bathroom. To the rear is a fully enclosed garden, and the property also benefits from two garages accommodating up to three cars, as well as off-road parking for four vehicles. Ideally situated close to local amenities, with excellent road links to Sheffield city centre and Chesterfield, this home combines practicality with style and is sure to appeal to a range of buyers.

## SUMMARY

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Upon entering, the hallway provides access to the three bedrooms, bathroom, lounge, and kitchen/diner. There is also access to the loft via a pull-down ladder; the loft is boarded, has flooring, and is fitted with electricity. The lounge is bright and spacious, with a window overlooking the front of the property. Bedroom one is a double room with fitted wardrobes and a front-facing window. Bedroom two is a double bedroom overlooking the rear, and bedroom three is also a double, with fitted wardrobes and rear views. The bathroom is large and modern, featuring a walk-in double shower cubicle, WC, wash basin, and a bath. The kitchen/diner is fitted with wall and base units, a breakfast bar, wine fridge, integrated double oven with ceramic hob, and space for an American-style fridge/freezer. A door leads to the utility room, which includes wall and base units, space for a washing machine and tumble dryer, and doors to both the front and rear of the property.

To the front of the property there is off-road parking for one car, a garage suitable for a vehicle, and a garden area with steps leading up to the front door. The rear garden is enclosed and well-maintained, featuring a lawn, patio, decking area, and a variety of plants and trees. A gate provides access to a pathway leading to the double garage, which has its own electricity supply, electric doors, and additional off-road parking for up to three cars.

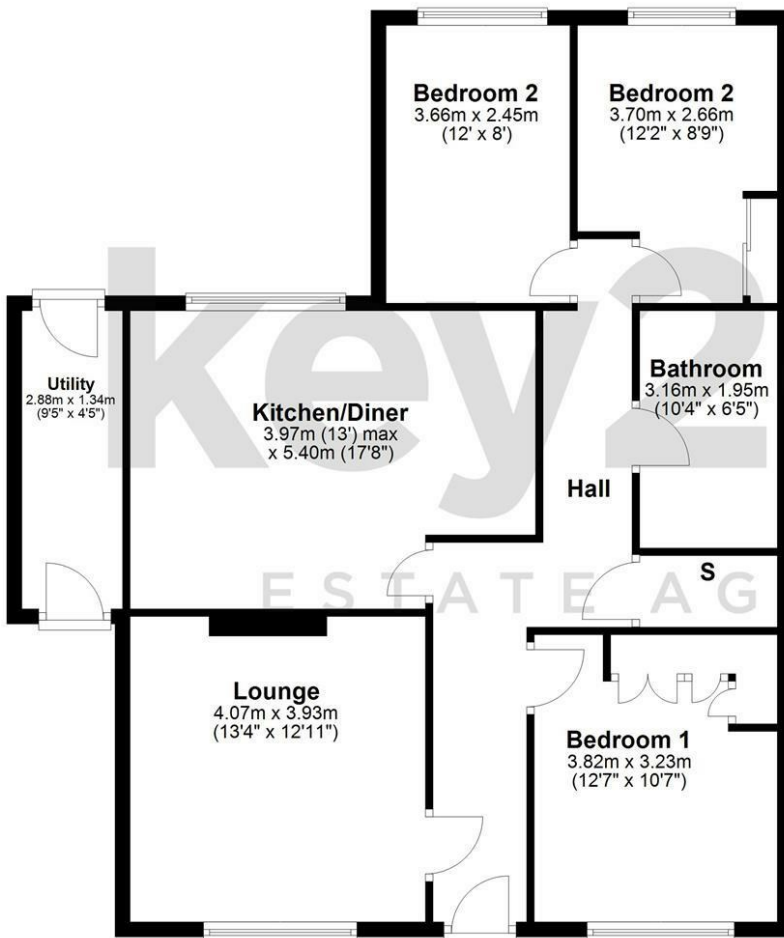
## PROPERTY DETAILS

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

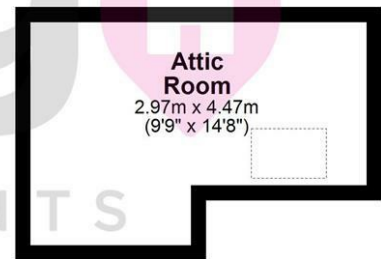
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



## Ground Floor

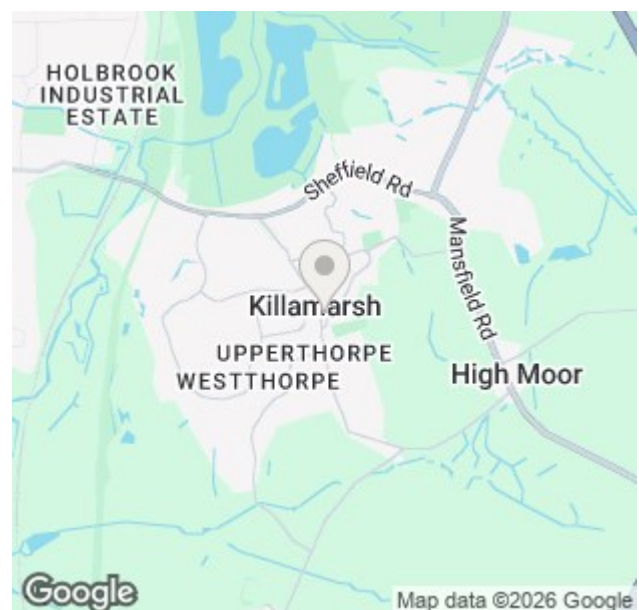


## First Floor



## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 70                      | 81        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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