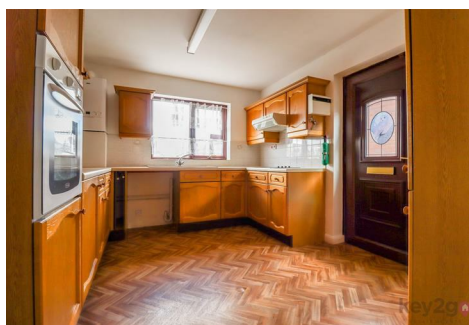


Marketing Preview



68 Rowan Tree Road, Killamarsh, Sheffield, S21 1SP

£240,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A fantastic opportunity to purchase this two bedroom detached bungalow which is situated in a sought after area and boasts masses of potential. Offering two reception rooms, off road parking, a garage and a rear garden with village views. Close to amenities and road links to the City Centre. Perfect for buyers looking to downsize!

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this two bedroom detached bungalow which is situated in a sought after area and boasts masses of potential. Offering two reception rooms, off road parking, a garage and a rear garden with village views. Close to amenities and road links to the City Centre. Perfect for buyers looking to downsize!

Enter into the spacious kitchen/diner, which leads to the inner hallway with access to the loft space via a fixed loft ladder. Further doors open to the large lounge with views over the village, a large double bedroom to the front, a second bedroom to the front, and a bathroom fitted with a bath, WC, and pedestal sink.

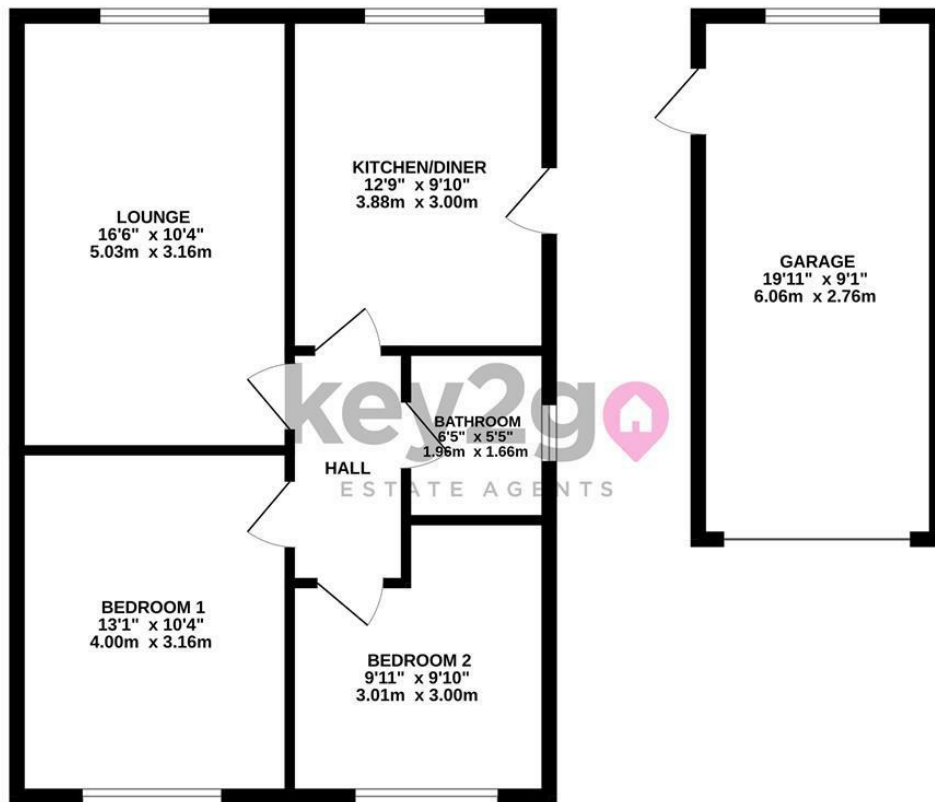
The front of the property features a lawned area, trees, and a driveway to the front and side, providing ample off-road parking. The rear garden is low-maintenance, with a lawn, greenhouse, and access to the garage.

PROPERTY DETAILS

- LEASEHOLD, 166 YEARS REMAINING, £60PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL
- PROBATE GRANTED

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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