

## Marketing Preview



**15 Willow Road, Killamarsh, Sheffield, S21 1FL**

**£270,000**

**Bedrooms 5, Bathrooms 2, Reception Rooms 2**





A rare opportunity to purchase this well presented, five bedroom semi-detached property which is situated in a desirable location. Offering a open plan kitchen/diner, utility room and two bathrooms. Being ready to move into and also having off road parking and a generous sized well presented rear garden. Good road links to the M1 Motorway. Perfect family home!

## SUMMARY

A rare opportunity to purchase this well presented, five bedroom semi-detached property which is situated in a desirable location. Offering a open plan kitchen/diner, utility room and two bathrooms. Being ready to move into and also having off road parking and a generous sized well presented rear garden. Good road links to the M1 Motorway. Perfect family home!

## PORCH

Enter via a composite door into the welcoming porch with neutral decor, a painted feature wall and vinyl flooring. Ceiling light, window and storage cupboard. Door to the lounge.

## LOUNGE 14'9" x 14'4"

A bright, spacious and modern reception room with stylish and neutral decor, laminate flooring and a feature wallpapered wall. Ceiling light, two radiators and two windows. Door to the stair rise to the first floor and the kitchen/diner.

## KITCHEN/DINER 15'8" x 17'1"

An open, spacious and modern kitchen/diner fitted with ample wall and base units, contrasting worktops and tiled splash back. Extractor fan and space for a range cooker and full height fridge freezer. One and a half sink with a drainer and mixer tap. Spot lighting, light fitting, radiator and two windows. Vinyl flooring, space for a dining table and double doors leading to the rear garden. Door to the utility room.

## UTILITY ROOM 6'8" x 5'5"

A modern utility room having worktops, shelving and storage. Space for a washing machine and tumble dryer. Ceiling light, window and vinyl flooring. Sliding door to the shower room.

## SHOWER ROOM 6'8" x 3'11"

A modern and stylish shower room having a large corner walk in shower, sink and WC unit with storage. Spot lighting, obscure glass window and vinyl flooring.

## STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with a ceiling light, radiator and access to the loft. Doors to the five bedrooms and bathroom.

## BEDROOM ONE 8'6" x 13'6"

A double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window.

## BEDROOM TWO 8'4" x 9'2"

A second double bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and window.

## BEDROOM THREE 6'1" x 10'10"

A generous sized single bedroom with carpeted flooring, neutral decor and a storage cupboard. Ceiling light, radiator and window.

## BEDROOM FOUR 7'0" x 10'5"

A single bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and window.

## BEDROOM FIVE 7'0" x 6'4"

A single bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and window.

## BATHROOM 6'1" x 6'2"

Comprising of a bath, sink and WC. Window and lighting. Fully tiled walls and tiled flooring.

## OUTSIDE

To the front of the property is a well presented, private and low maintenance garden with off road parking for two cars, a stone area and a path to the front door.

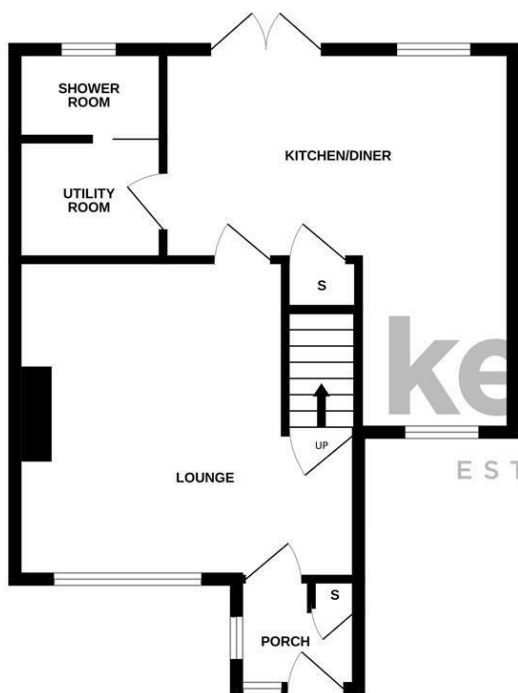
To the rear of the property is a private, enclosed and generous sized garden with two patio areas, lawn area and shrubbery. Plants and a shed.

## PROPERTY DETAILS

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



GROUND FLOOR  
506 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.

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.  
Made with Metropix ©2025

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>