

## Marketing Preview



**79 Mansfield Road, Killamarsh, Sheffield, S21 2BW**

**£250,000**

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



**\*\*GUIDE PRICE £250,000 - £260,000\*\*** A fantastic opportunity to purchase this modern throughout three-bedroom semi-detached property which is ready to move into. The property offers a downstairs bathroom, a modern shower room, and ample storage space. It also features a stunning kitchen which opens to the dining area, enjoying attractive views. Outside, there is an enclosed rear garden and off-road parking. Well placed for access to local amenities and road links to Sheffield and Chesterfield.

## SUMMARY

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Enter into a welcoming hallway with stairs rising to the first floor, a door leading to the lounge, and open access to the kitchen/diner. The lounge is generously sized and bright, featuring a Optimis electric fire. The kitchen/diner is modern and fitted with ample high-gloss wall and base units, a built-in oven, hob, extractor fan, and microwave, integral washing machine, along with an American-style fridge/freezer. This space opens into the dining room, which also features a log burner and patio doors to the rear, enjoying stunning views.

Stairs rise to the first-floor landing, providing access to three bedrooms, a shower room, and an airing cupboard. Bedroom one is a bright double room with a window overlooking the front. Bedroom two is a further double bedroom positioned at the rear, enjoying lovely views. Bedroom three is a single bedroom, also located at the rear, benefiting from the same attractive outlook. The shower room is modern and well-appointed, featuring a walk-in shower cubicle, wash basin, and WC.

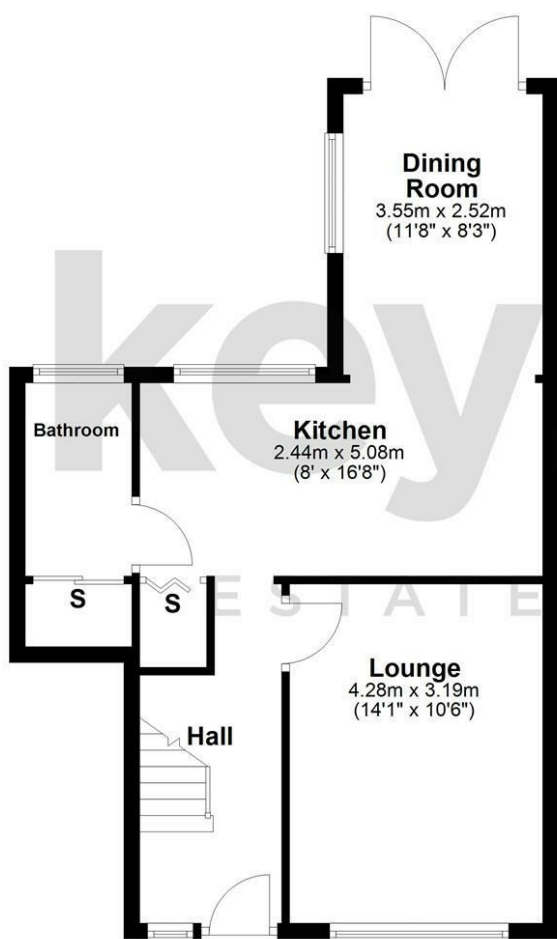
To the front of the property is a lawned area and a driveway providing off-road parking along with further allocated parking. The rear garden is extensive, well-maintained, and fully enclosed. It features a decking area with steps leading down to the lawn, along with a pathway that continues to the bottom of the garden. Here, there is a further decking area with a pergola, complemented by flower beds and enclosed by fencing.

## PROPERTY DETAILS

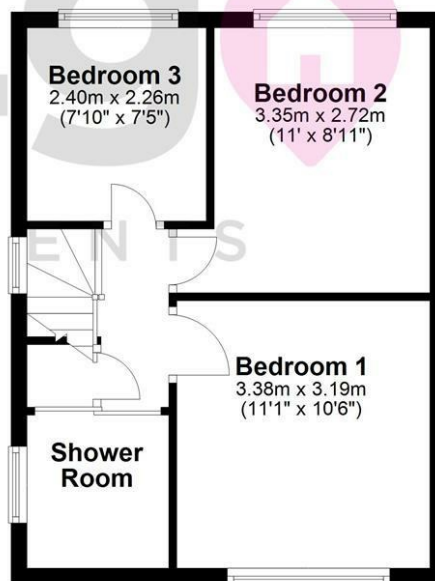
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

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>                            |                            | 83        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 65                         |           |
| (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<br>2002/91/EC |           |

