

Marketing Preview



5 Ash Close, Killamarsh, Sheffield, S21 1GU

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this spacious two double bedroom semi-detached property which is situated on a quiet road. Offering a modern kitchen and bathroom. Also having ample off road parking, an enclosed garden and a garage. Close to great amenities and road links to Sheffield, Chesterfield and M1 Motorway. Perfect for first time buyers or families alike!

- COMBI BOILER
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

SUMMARY

A fantastic opportunity to purchase this spacious two double bedroom semi-detached property which is situated on a quiet road. Offering a modern kitchen and bathroom. Also having ample off road parking, an enclosed garden and a garage. Close to great amenities and road links to Sheffield, Chesterfield and M1 Motorway. Perfect for first time buyers or families alike!

PORCH

Enter via uPVC door into the wallpapered walls and laminate flooring. Ceiling light, window and door to the lounge.

LOUNGE 12'11" x 17'5"

A spacious reception room with a feature wallpapered wall and carpeted flooring. Two ceiling lights, two radiators and window to the front. Stair rise to the first floor and door to the kitchen.

KITCHEN 12'11" x 9'0"

Comprising of high gloss base units and contrasting worktops. Stainless steel sink with a drainer. Space for a freestanding cooker and under counter space for a washing machine. Ceiling light, radiator and window to the rear. Laminate flooring and uPVC door to the garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and doors to the two bedrooms and bathroom.

BEDROOM ONE 12'10" x 11'11"

A generous sized double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 12'11" x 9'1"

A second double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 7'10" x 4'9"

A modern bathroom having a bath with a mixer shower tap and an overhead electric shower, vanity wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Over stairs storage cupboard, fully tiled walls and tiled flooring.

OUTSIDE

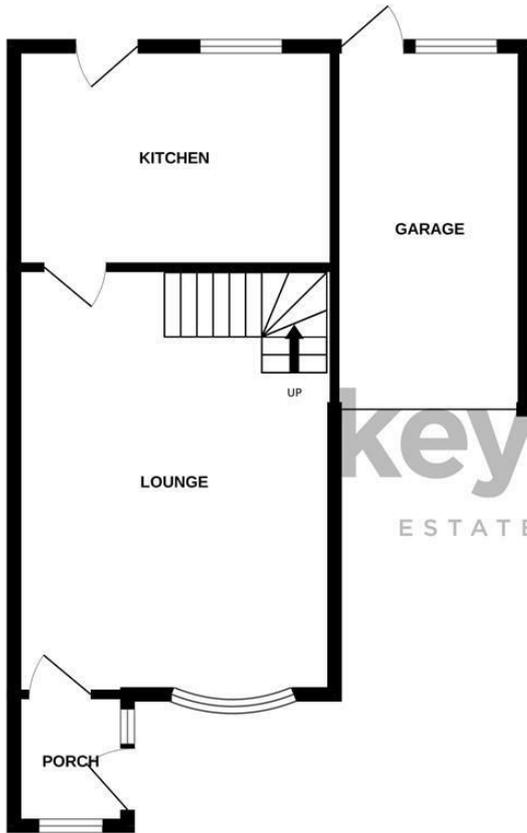
To the front of the property is a driveway with ample off road parking and access to the garage with power and lighting.

To the rear of the property is a decking area, patio and lawn. Fencing and rear access to the garage.

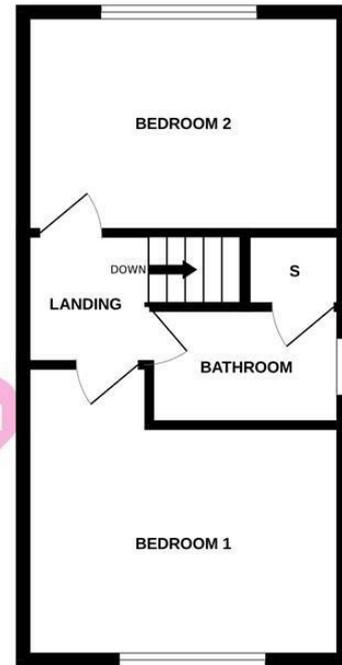
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



key2g
ESTATE AGENTS

TOTAL FLOOR AREA : 825 sq.ft. (76.7 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

