

Marketing Preview



8 Westthorpe Road, Killamarsh, Sheffield, S21 1EU

£250,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE!! A fantastic opportunity to purchase this spacious and extended 2/3 bedroom detached bungalow which is situated on a private corner plot. Offering a bathroom and separate WC. Also having a conservatory, beautifully presented gardens to the front and rear. Off road parking, car port, garage and brick/UPVC outhouse/greenhouse with power and lighting. Close to great local amenities, road links to the City Centre and M1 Motorway.

SUMMARY

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PORCH

Enter into the porch which has tiled flooring, radiator and ceiling light. Double doors to the hallway.

HALLWAY

Having neutral decor, carpeted flooring, ceiling light and radiator. Doors to the kitchen, lounge, WC, storage cupboard, dining room/bedroom three and inner hallway.

INNER HALLWAY

Having contrasting decor and doors to the bathroom and two bedrooms.

KITCHEN 9'2" x 8'8"

Comprising of ample wall and base units, contrasting worktops and tiled splash back. Sink with a drainer and mixer tap. Double oven, hob and extractor fan. Integrated dishwasher and under counter space for a washing machine. Ceiling strip lighting, radiator, window to the front and carpeted flooring.

LOUNGE 16'3" x 11'5"

Comprising of part wallpapered walls, carpeted flooring and beams to the walls and ceiling. Two ceiling lights, radiator and window. Fireplace, sliding doors to the conservatory and double doors to the dining room/bedroom three.

CONSERVATORY 12'5" x 8'2"

A great extra living space with tile effect flooring, radiator and ceiling fan light. Sliding patio doors to the garden.

DINING ROOM/BEDROOM THREE 11'8" x 11'5"

Currently being used as a dining room/office with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

WC 4'10" x 5'5"

Having low flush WC, pedestal sink and boiler. Ceiling light, radiator and obscure glass window. Part tiled walls and carpeted flooring.

BEDROOM ONE 12'0" x 11'3"

A generous sized double bedroom with painted walls, carpeted flooring and fitted wardrobes and dressing table. Ceiling light, radiator and window to the rear into the greenhouse.

BEDROOM TWO 11'10" x 11'3"

A large double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 8'6" x 5'5"

A spacious bathroom having a walk in bath with a mixer tap and overhead electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and carpeted flooring.

OUTSIDE

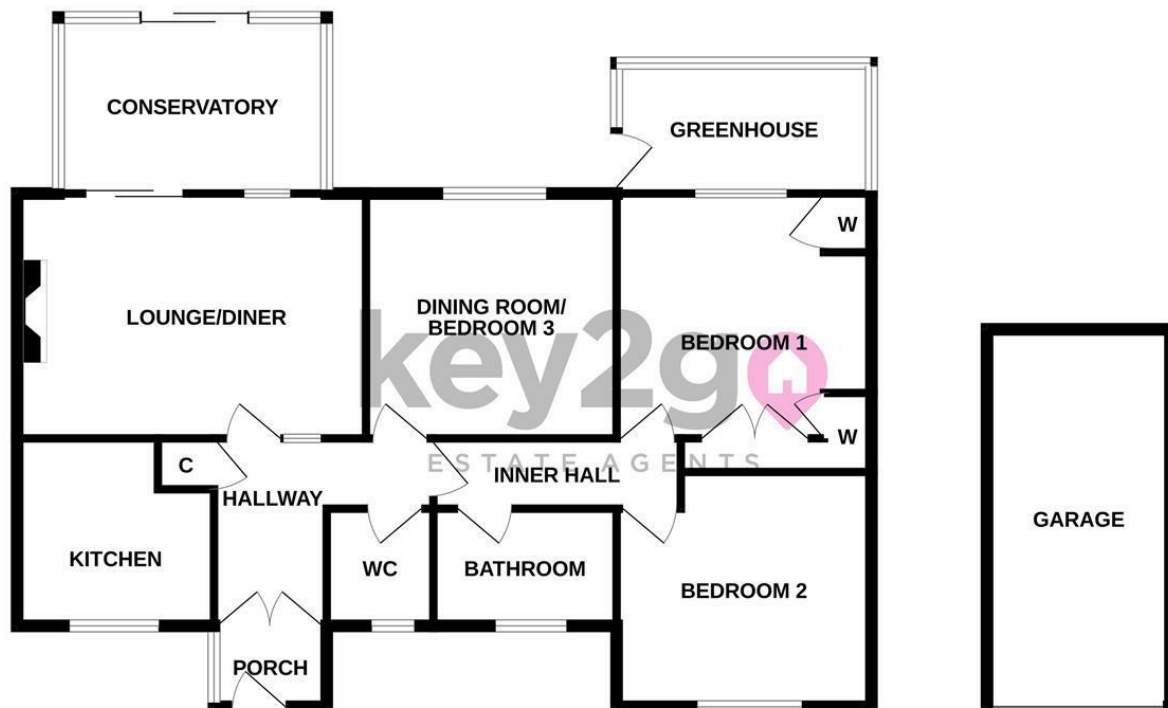
To the front of the property is a gated driveway, a gate to the front garden and a lawn area. Well maintained plants, shrubbery, hedging and side tap. Double gates to the car port and garage.

To the rear of the property is a tiered, accessible garden with two patio areas and well maintained plants. Outside tap, access to the garage with power and lighting and access to the greenhouse.

PROPERTY DETAILS

- FREEHOLD
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- EXTERNAL LIGHTING AND SECURITY LIGHTS
- BURGLAR ALARM
- PART BOARDED LOFT
- COUNCIL TAX BAND C


GROUND FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 | | 82 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (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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