

Marketing Preview



20 Kirkcroft Lane, Killamarsh, Sheffield, S21 1BS

£200,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £200,000 - £210,000 ** CHAIN FREE!** A fantastic opportunity to purchase this ready-to-move-into two double bedroom semi-detached property, which has been tastefully renovated by the current owner and has recently been rewired. The property benefits from a modern kitchen/diner, downstairs WC and a stunning family bathroom. Externally, there is off-road parking and an enclosed rear garden. Ideally located close to local amenities with excellent road links to Chesterfield and Sheffield, this home is perfect for first-time buyers and families alike.

SUMMARY

**** GUIDE PRICE £200,000 - £210,000 ** CHAIN FREE!** A fantastic opportunity to purchase this ready-to-move-into two double bedroom semi-detached property, which has been tastefully renovated by the current owner and has recently been rewired. The property benefits from a modern kitchen/diner, downstairs WC and a stunning family bathroom. Externally, there is off-road parking and an enclosed rear garden. Ideally located close to local amenities with excellent road links to Chesterfield and Sheffield, this home is perfect for first-time buyers and families alike.

Enter into the spacious and welcoming hallway, which provides the stair rise to the first floor and access to both the kitchen/diner and lounge. The extended kitchen/diner is well appointed with ample wall and base units, space for an American-style fridge/freezer, an oven, hob and extractor fan, along with a useful utility area offering space for a washing machine and tumble dryer. A door leads to the downstairs WC, comprising a wash basin and WC. The lounge is bright and generously sized, featuring a stylish hole-in-the-wall feature and a large front-facing window.

Stairs rise to the first floor, where a spacious and bright landing provides access to a useful storage cupboard, two double bedrooms and the bathroom. Bedroom one is a good-sized double bedroom and benefits from a storage cupboard, while bedroom two is a further double bedroom, also featuring its own storage cupboard. The modern bathroom is fitted with a bath, wash basin and WC.

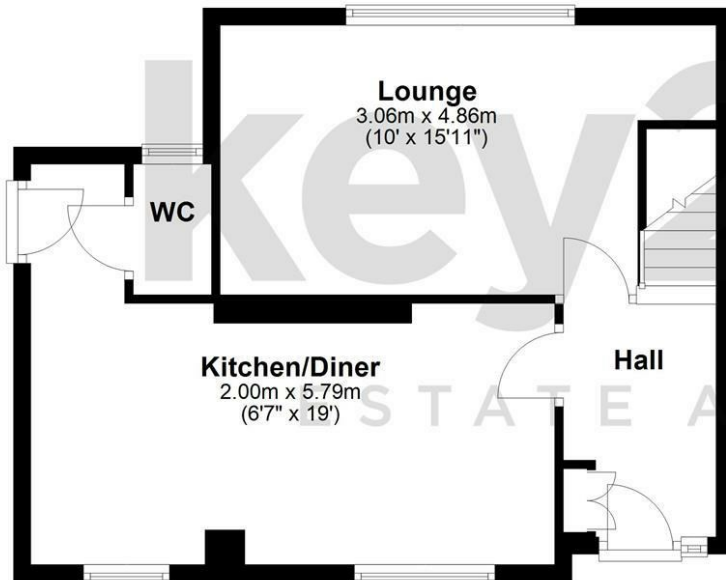
To the front of the property there is a lawned area along with off road parking for two to three cars and a shared pathway leading to the front door. The rear garden is generously sized and enclosed, featuring a patio area, steps leading up to a lawned section and fencing to the boundaries, creating a private and enjoyable outdoor space.

PROPERTY DETAILS

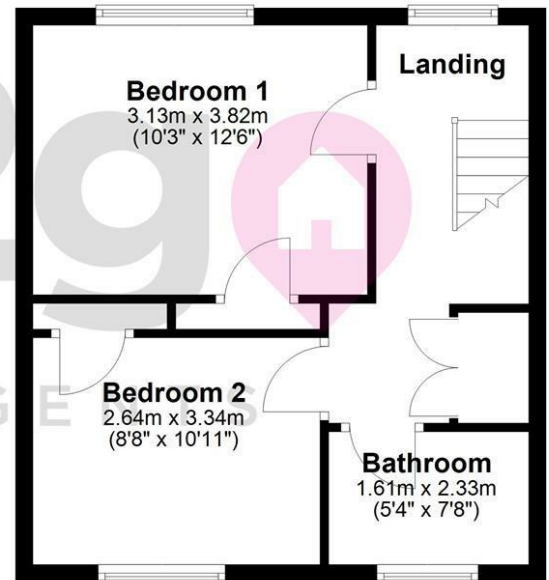
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER - NEW IN OCT 2025
- COUNCIL TAX BAND A - NORTH EAST DERBYSHIRE
- RECENT REWIRE

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		65
(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 		

