



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GENEROUS KITCHEN DINER
- GOOD SIZED LOUNGE

Delves Road, Killamarsh, Sheffield, S21 1AW

Guide Price £90,000 to £100,000

A three bedroom house with off road parking and garden to the rear. This house has a generous kitchen diner next to a good sized lounge. The first floor has three bedrooms and the family bathroom. To the front of the property is a garden with a parking area then a gate leads to the rear garden.



Property Description

HALL

The front door leads in to the hall which provides access to the lounge and the kitchen/diner. There are stairs to the first floor and storage underneath.

LOUNGE

14' 6" x 10' 11" (4.43m x 3.35m) A good sized lounge with a window to the rear.

KITCHEN/DINER

20' 7" x 10' 2" (6.28m x 3.11m) The room spans from front to back of the house and provides a great area to be the heart of any home. There are a range of units in white with matching worksurfaces, oven, hob and extractor then spaces for a dishwasher, washing machine and/or fridge freezer. The room has windows to both the front and rear.

LANDING

Providing access to all three bedrooms and the bathroom.

BEDROOM 1

11' 5" x 10' 11" (3.5m x 3.34m) Located at the rear of the house with a recess for a wardrobe area.

BEDROOM 2

12' 0" x 8' 10" (3.67m x 2.7m) A good sized double bedroom with two cupboard and a window to the rear.

BEDROOM 3

8' 11" x 7' 10" (2.73m x 2.4m) A single bedroom with a window to the front.

BATHROOM

Fitted with a white bath, white wash hand basin and a white WC.





EXTERNAL

The property benefits from gardens to front and rear with an off road parking area within the front garden area.

NON STANDARD CONSTRUCTION

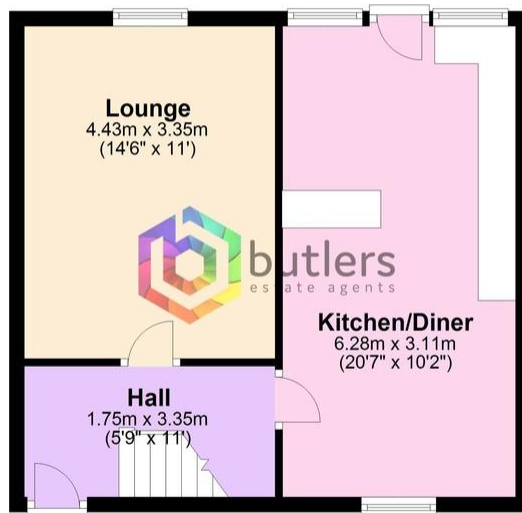
Potential buyers should be aware that the property is of non standard construction and should seek advice, especially if you hope to secure lending on this property.

MORTGAGES

Should you be considering a mortgage to purchase this property we can have our mortgage advisor call you to discuss your requirements. They have access to the Whole of the Market to provide you with the latest offers.



Ground Floor



First Floor



Total area: approx. 82.6 sq. metres (889.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and items on the plan should not be relied upon and no responsibility will be taken for any errors or omissions. The floorplan is owned by Butlers Estate Agents Ltd and should not be copied or reproduced without relevant authority
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

60 High Street, Mosborough,
Sheffield, South Yorkshire, S20
5AE

butlers.co.uk
0114 247 4433
dave@butlers.co.uk

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