



3 Kirkcroft Lane, Killamarsh
£275,000





3 Kirkcroft Lane

Killamarsh, Sheffield

Renovated three bed semi in a sought-after area with spacious rooms, large gardens, driveway, external store, and future extension potential (subject to consent). Walking distance to amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- PLOT SIZE OFFERS OPPORTUNITIES TO SEEK PERMISSION FOR EXTENSION OR ANOTHER DWELLING subject to permission
- DOUBLE DRIVEWAY
- GREAT GARDEN TO THREE SIDES FOR THOSE WHO LIKE GARDENING
- EXTERNAL STORE UNDER THE HOUSE
- SEPARATE DRIVEWAY TO THE REAR
- CURRENT OWNER HAS RENOVATED THE PROPERTY SINCE PURCHASE TWO YEARS AGO
- POPULAR AREA WITHIN WALKING DISTANCE TO LOCAL AMENITIES



Hall

A fabulous traditional design with a reception room to each side of the hall and stairs to the first floor.

Lounge

12' 2" x 11' 11" (3.70m x 3.64m)

Such a cosy Lounge located at the front of the property with a fire inset to marble hearth and upright and wooden surround. The front window looks out over the front garden.

Dining Room

12' 2" x 12' 11" (3.71m x 3.94m)

Decorated in modern colours this is a great space for family meals or entertaining, with windows to two sides the light floods in. Being adjacent to the kitchen provides a direct route for those delicious meals to be served. The original gas fire is still in place.

Kitchen / Diner

10' 0" x 12' 5" (3.04m x 3.78m)

A brand new modern blue kitchen with light marble effect work surfaces housing a range style double oven with extractor above. Integrated Washer/ Dryer, Fridge, Freezer and Dishwasher make this kitchen a popular choice for those who love to cook. With large windows offering a great landscape to look out over this room is amazing and will be enjoyed by the new owners as much as it is by the current owners.



Bathroom

The bathroom has modern grey tiles and a white suite comprising a white bath, white WC and white wash hand basin on a pedestal.



Landing

A square landing at the top of the stairs has three doors to the bedrooms.

Bedroom One

12' 2" x 12' 11" (3.70m x 3.94m)

A great double bedroom to the front of the house with windows to the front and side.

Bedroom Two

12' 2" x 12' 0" (3.71m x 3.65m)

Another good-sized double bedroom with a useful over-stairs storage cupboard and a window to the front.

Bedroom Three

10' 0" x 12' 5" (3.06m x 3.79m)

Currently used as a home working space this third bedroom has the advantage of being a double bedroom and looks out towards the Rother Valley.





GARDEN

The garden is on all three sides of the property and has well-established trees. The front garden is lawned and has a hedge to offer some privacy, the garden spans around the path leading to the decked area where the side door is. The garden then slopes down to the driveway at the very rear. This offers huge potential, subject to planning for extensions.

GARDEN

There is an external store that is accessed from the rear and is under the house.

DRIVEWAY

2 Parking Spaces

There is a double width driveway at the edge of the plot but there is also plenty of opportunity to create even more parking on the land.



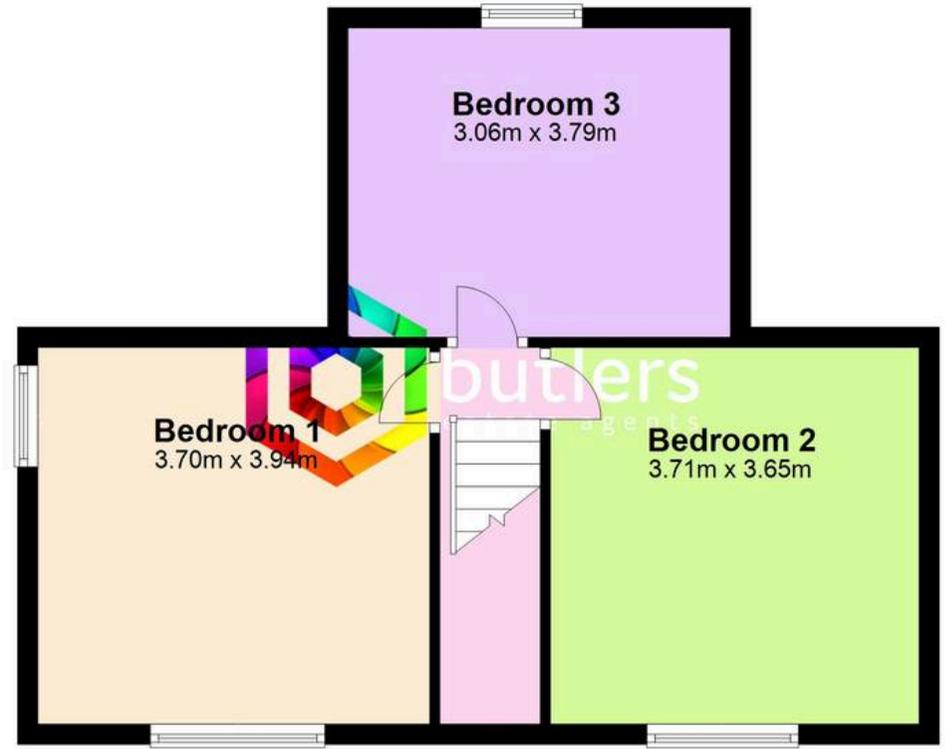
Ground Floor

Approx. 50.6 sq. metres



First Floor

Approx. 44.2 sq. metres



Total area: approx. 94.8 sq. metres



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