



Kilvington Road, Woodthorpe Sheffield

welcome to

Kilvington Road, Woodthorpe Sheffield

Viewings recommended to appreciate the size of this lovely three bedroom semi-detached property which would ideally suit a family and is well placed for local schools and amenities. The property has a lounge, dining room and breakfast kitchen. Three bedrooms and bathroom. Rear garden and driveway.



Kitchen

Fitted with a range of wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob with splashback and extractor above, an electric oven, space for a dishwasher and American style fridge-freezer. There is column style central heating radiator, spotlights to the ceiling, a front facing double glazed bowed window, a side facing obscure double glazed window and sealed unit entrance door. Access to the utility room.

Utility Room

Fitted with wall and base units with work surface. There is a heated towel rail, a side facing window, useful storage and a rear facing door leading out to the rear garden.

Lounge

With rear and side facing double glazed windows, a column style central heating radiator, wall light points, a feature brick exposed wall and open plan access into the dining room.

Dining Room

With rear facing French doors leading out to the rear garden, a column style central heating radiator and space for a dining table and chairs.

Inner Hall

With stairs which rise to the first floor, an understairs storage cupboard and access to the ground floor WC and dining room.

Ground Floor W.C.

Fitted with a low flush WC and a front facing obscure double glazed window.

First Floor Landing

With coving to the ceiling.

Bedroom One

With front and side facing double glazed windows and a column style central heating radiator.

Bedroom Two

With rear and side facing double glazed windows and a contemporary style central heating radiator.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a counter top wash hand basin with mixer tap and P-shaped bath with shower over and screen. There is tiling to the walls and floor, a heated towel rail and a front facing obscure double glazed window.

Outside

to the front of the property there is a lawned garden with a driveway to the side providing off road parking. To the rear of the property there is a generous lawned garden with a decked patio and pergola, garden shed and various shrubs to the borders.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Kilvington Road, Woodthorpe Sheffield

- GUIDE PRICE £200,000-£210,000
- Gardens and driveway
- Lounge & Dining room
- Breakfast kitchen
- Great family home

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£200,000-£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK115502 - 0002

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