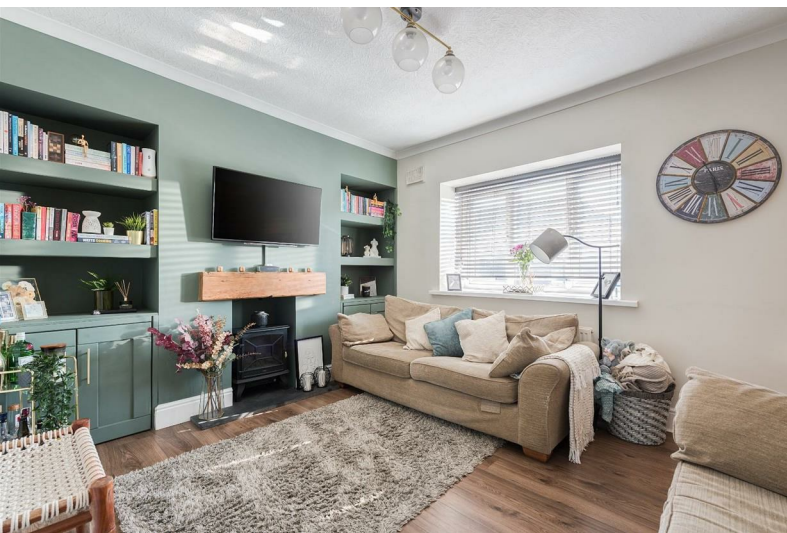
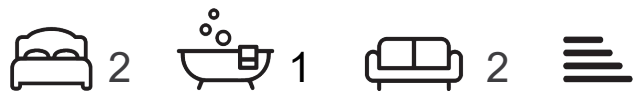




25 Manor Road

Killamarsh, Sheffield, S21 1BU

**Guide price £175,000**





# 25 Manor Road

Killamarsh, Sheffield, S21 1BU

**Guide price £175,000**



Nestled in the sought-after area of Manor Road, Killamarsh, Sheffield, this charming semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. With two well-proportioned bedrooms, it offers comfortable living for individuals or small families.

The house features a well-appointed bathroom, ensuring convenience for daily routines. One of the standout attributes of this property is the sizable garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The garden space is a rare find in urban settings, making it an ideal retreat for those who appreciate nature.

Parking is made easy with off-road parking available for two vehicles, a valuable asset in this popular location. The neighbourhood is known for its friendly community and accessibility to local amenities, making it a desirable place to call home.

In summary, this semi-detached house on Manor Road is a delightful property that combines comfort, convenience, and outdoor space, all within a vibrant community. It is a must-see for anyone looking to settle in this charming part of Sheffield.

### Entrance Hallway

External door into the hallway. Stairs to the first floor landing.

### Lounge

Front facing bay window. Built in storage cupboards and shelving. Door into the kitchen.

### Dining Kitchen

Wall and base units with space for for fridge, freezer, washing machine, oven, hob with extractor fan and sink with drainer. Rear facing window and door into conservatory. Under the stairs built in storage. Space for a dining table and chairs.

### Conservatory

External doors on the garden. Potential for another reception room or play room.

### Bedroom One

Front facing window. Space for a double bed and fitted wardrobes. Built in storage cupboard.

### Bedroom Two

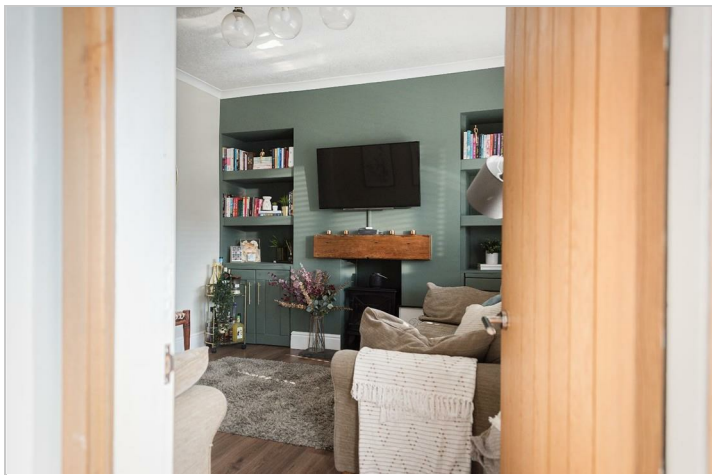
Rear facing window. Space for a double bed and wardrobes. Built in storage cupboard.

### Bathroom

WC, pedestal sink and bath with shower over. Rear facing window.

### Exterior

To the front of the property there is a driveway for two cars. To the rear of the property there is a lawn and two patio areas with space for a shed. There are two outbuildings used for storage.



Road Map



Hybrid Map



Terrain Map



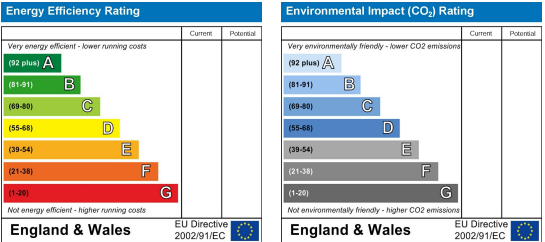
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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