

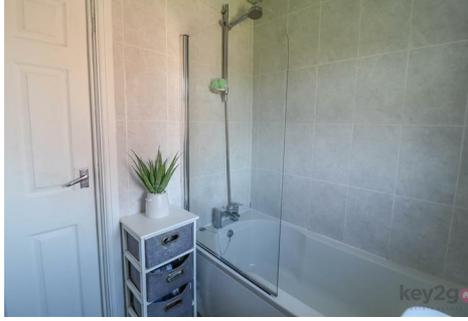
## Marketing Preview



**62 Lilac Road, Beighton, Sheffield, S20 1FN**

**£160,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



A spacious two bedroom semi-detached home in the popular area of Beighton, featuring two double bedrooms, a stylish kitchen and bathroom, and a bright open-plan lounge diner. The property benefits from generously sized front and rear gardens! Must be viewed to fully appreciate the space and style this home offers!

## SUMMARY

A spacious two bedroom semi-detached home in the popular area of Beighton, featuring two double bedrooms, a stylish kitchen and bathroom, and a bright open-plan lounge diner. The property benefits from generously sized front and rear gardens! Must be viewed to fully appreciate the space and style this home offers!

A welcoming and neutrally decorated entrance hallway, offering a practical under-stairs storage cupboard and access to the first floor.

The property boasts a spacious open-plan living and dining area, perfect for both relaxing and entertaining. Featuring a charming fireplace as a focal point, the room is finished with soft carpeting and benefits from a bright window allowing natural light to flow through. Double uPVC doors open directly onto the rear garden, creating a seamless indoor-outdoor living space, with ample room for a dining setup.

The stylish kitchen is thoughtfully designed with a range of modern wall and base units complemented by contrasting worktops. It includes an integrated tall fridge freezer, oven, and electric hob, along with designated space for a washing machine. Finished with laminate flooring, the kitchen also provides direct access to the rear garden.

Upstairs, the carpeted landing with handrail leads to two well-proportioned double bedrooms, both featuring fitted carpets, useful storage, and windows that allow for plenty of natural light. The accommodation is completed by a modern bathroom, comprising a bath with overhead shower and glass screen, wash basin, and close-coupled WC, finished with stylish tiling and a window for ventilation and brightness.

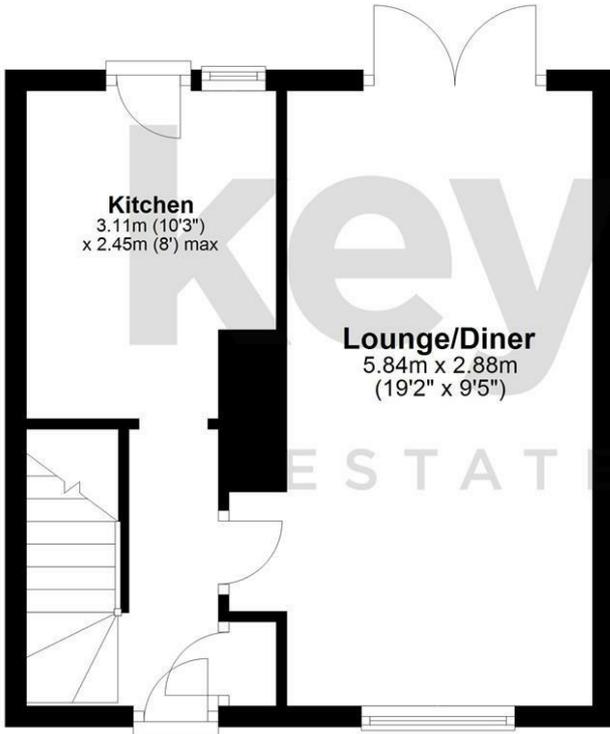
Outside, the property benefits from a private and generously sized rear garden, which is enclosed and beautifully presented, featuring a patio area ideal for outdoor seating and a well-maintained lawn. To the front, there is a further generous and private lawned garden, also well presented, with a pathway incorporating a few steps and a gate providing convenient access to the rear.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

