



## Marketing Preview



**51 Orchard Lane, Beighton, Sheffield, S20 1EW**  
**£200,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



A fantastic opportunity to purchase this modern throughout and ready to move into three bedroom semi-detached property which is situated in a popular area. Offering a stylish open/plan kitchen/diner, conservatory and a new stylish bathroom. Also having a low maintenance enclosed garden and a separate garage. Being a walk away from Crystal Peaks and Drakehouse Retail Park. Good road links to the M1 Motorway and Sheffield City Centre. Perfect for first time buyers or families alike!

## SUMMARY

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## HALLWAY

Enter via uPVC door into the welcoming hallway with carpeted flooring, neutral decor and radiator. Under stairs storage cupboard, stair rise to the first floor and doors to the lounge and kitchen/diner.

## LOUNGE 10'2" x 13'8"

A bright reception room with painted walls and carpeted flooring, Ceiling light, radiator and window to the front.

## KITCHEN/DINER 16'8" x 11'3"

A fabulous family room which is open plan and fitted with high gloss wall and base units, wood effect worktops and acrylic splash back. Stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Wine fridge, integrated dishwasher and under counter space for a washing machine. Breakfast bar and laminate flooring. Spotlighting, radiator and window to the rear. Sliding doors to the conservatory.

## CONSERVATORY 8'7" x 8'11"

A great extra living space with laminate flooring, ceiling fan and door to the garden.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, window and access to the loft. Doors to the three bedrooms and bathroom.

## BEDROOM ONE 8'2" x 11'3"

A good sized double bedroom with feature panelling to one wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front.

## BEDROOM TWO 8'11" x 11'10"

A second double bedroom with painted walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 7'4" x 7'5"

A third small double/generous sized single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

## BATHROOM 6'0" x 7'8"

A newly fitted bathroom having a bath with an overhead and handheld shower, vanity wash basin and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls, vinyl flooring and cupboard.

## OUTSIDE

To the front of the property is a lawn area, steps descend and hedging for privacy. Secure gates to the side and rear.

To the rear of the property is two patio areas and lawn area. Fencing and shed. Gate to a pathway which gives access to the side road.

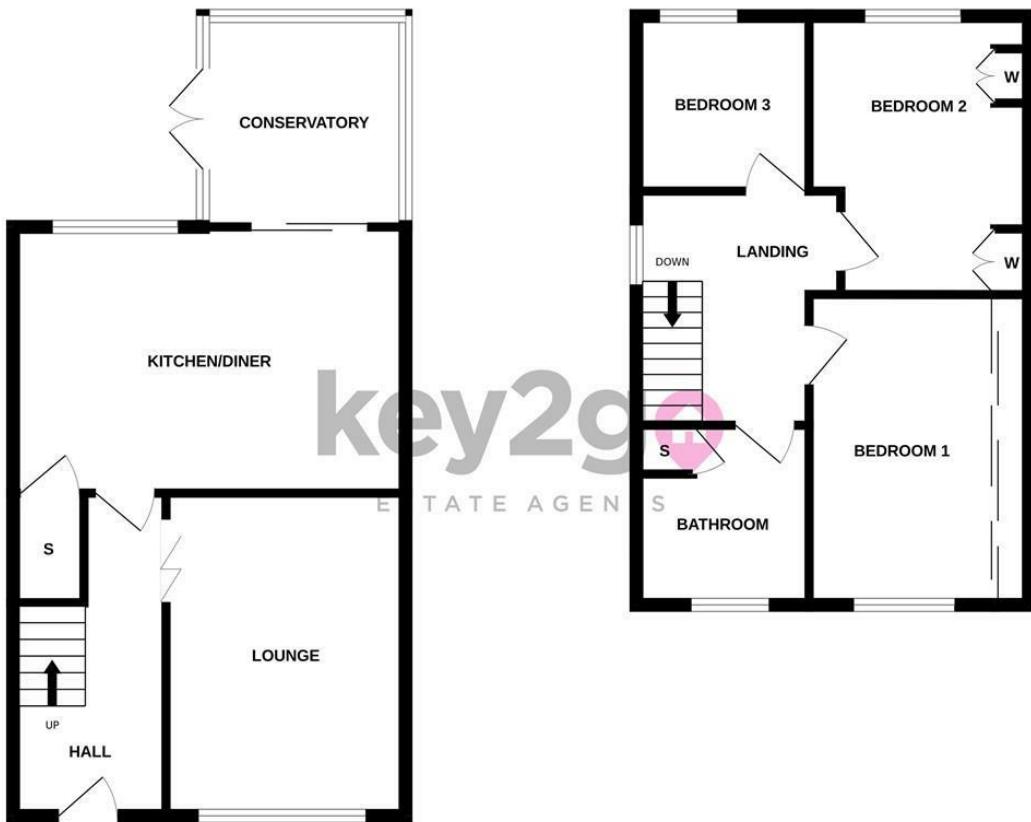
The property has its own garage.

## PROPERTY DETAILS

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

GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



key2go  
ESTATE AGENTS

TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, radiators and any other items are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

