



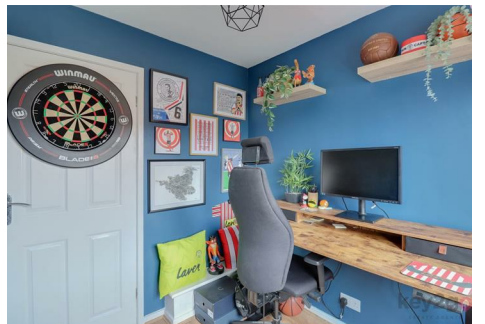
## Marketing Preview



**10 Garden Walk, Beighton, Sheffield, S20 1GA**

**£270,000**

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



A fantastic opportunity to purchase this three-bedroom detached property, situated on a quiet cul-de-sac. The property offers an open-plan kitchen/diner, modern décor throughout, and a stunning bathroom. Also benefiting from a downstairs WC, off-road parking, and an enclosed rear garden with a converted garage. Ideally located close to local amenities, schools, and transport links, with convenient access to the M1 motorway and the city centre.

## SUMMARY

A fantastic opportunity to purchase this three-bedroom detached property, situated on a quiet cul-de-sac. The property offers an open-plan kitchen/diner, modern décor throughout, and a stunning bathroom. Also benefiting from a downstairs WC, off-road parking, and an enclosed rear garden with a converted garage. Ideally located close to local amenities, schools, and transport links, with convenient access to the M1 motorway and the city centre.

Enter into the welcoming hallway with stairs rising to the first floor and doors leading to the kitchen/diner, lounge and downstairs WC. The lounge is bright and spacious, with a large window to the front and double doors leading through to the kitchen/diner. The kitchen/diner is fitted with ample wall and base units, a double oven, hob and extractor fan, and a breakfast bar. There is space for a washing machine, an American-style fridge/freezer, and a dining table. The room also benefits from a door to the rear garden from the kitchen area and a further door to the rear from the dining area. The downstairs WC comprises a WC and wash basin.

Stairs rise to the first-floor landing with doors leading to the three bedrooms and the bathroom. Bedroom one is a double bedroom with a window overlooking the front. Bedroom two is also a double bedroom, benefiting from a storage cupboard and a window overlooking the rear. Bedroom three is a single bedroom, currently used as an office, with a window to the front. The bathroom is modern and fitted with a bath with an overhead shower, a vanity unit with a wash basin, and a WC.

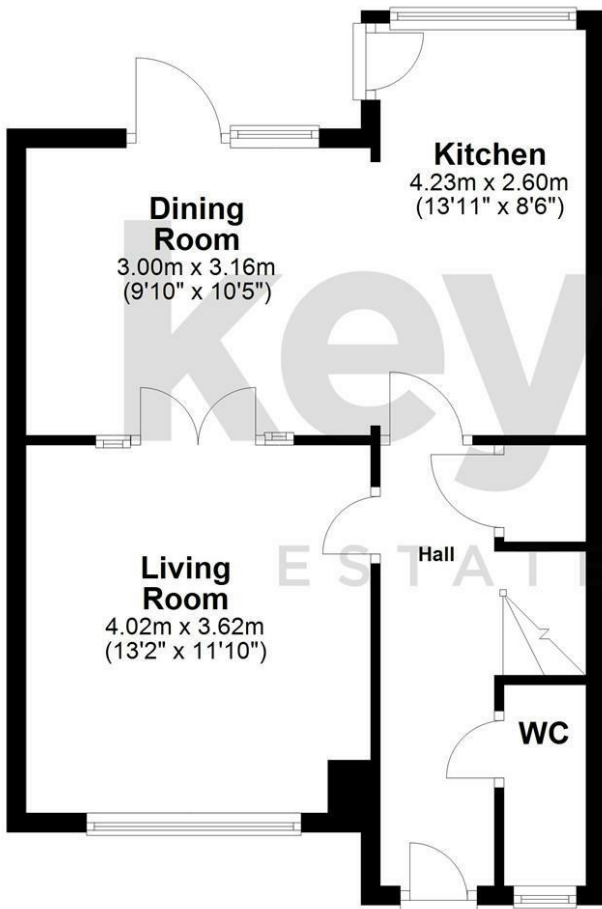
To the front of the property is off-road parking for three cars and a gate providing access to the rear garden. The rear garden is South-West facing, well maintained and enclosed, featuring a patio area, a lawn with a path leading to the rear of the garden, and a converted garage which could be further adapted into an office space or similar.

## PROPERTY DETAILS

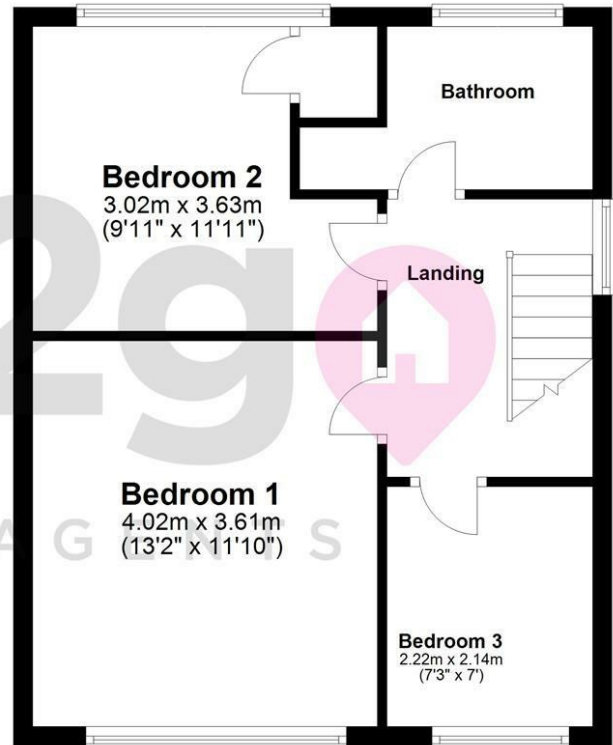
- LEASEHOLD, 756 YEARS REMAINING, £50PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

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>		<b>86</b>
(69-80) <b>C</b>	<b>73</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	

