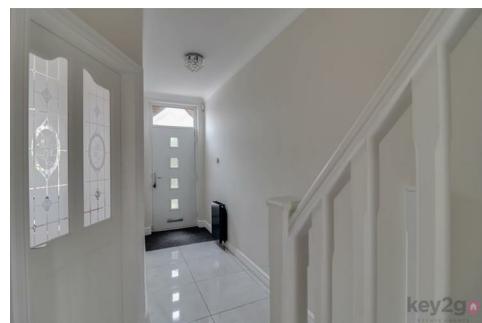
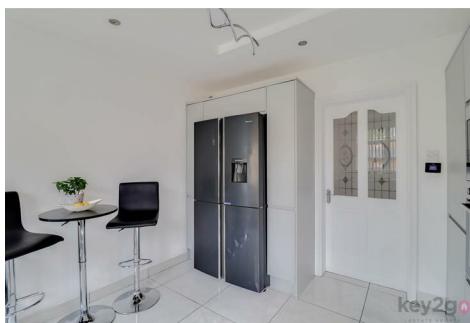




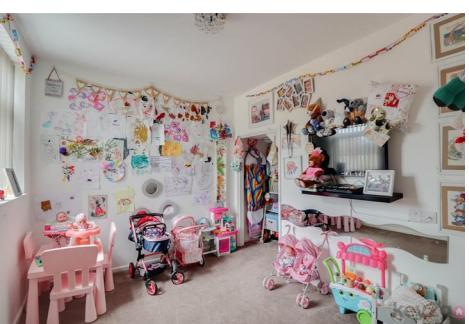
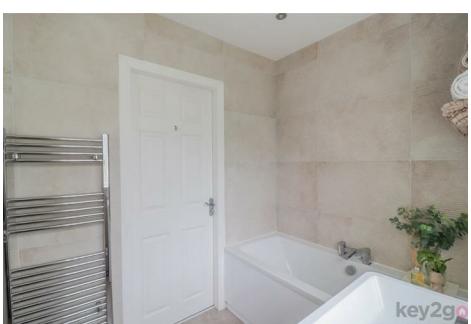
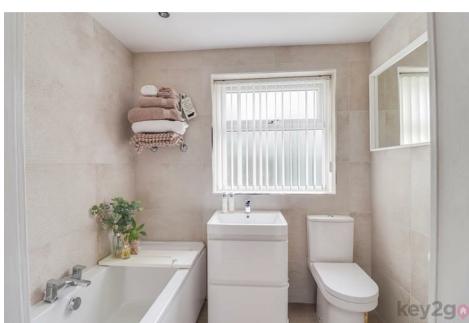
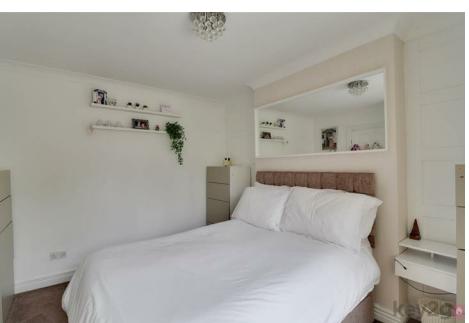
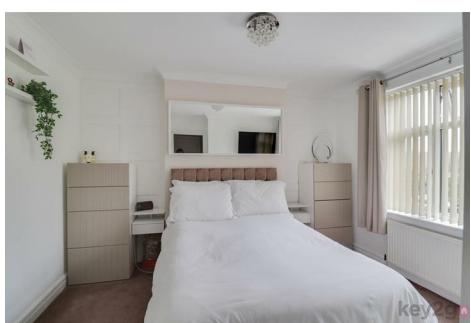
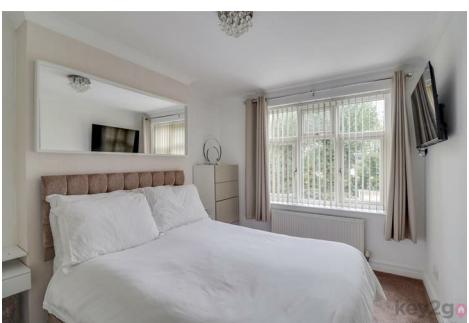
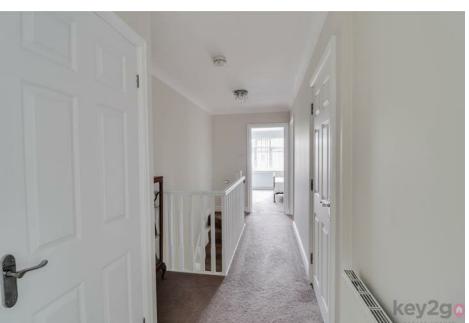
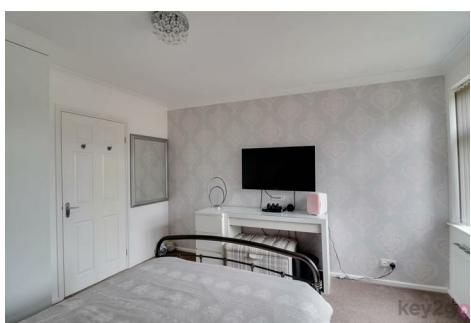
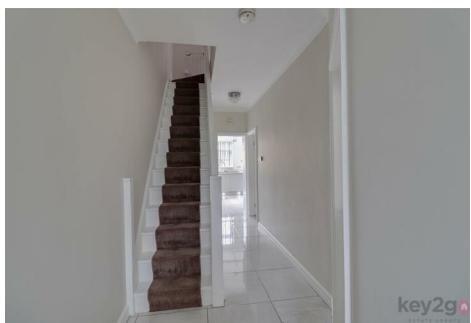
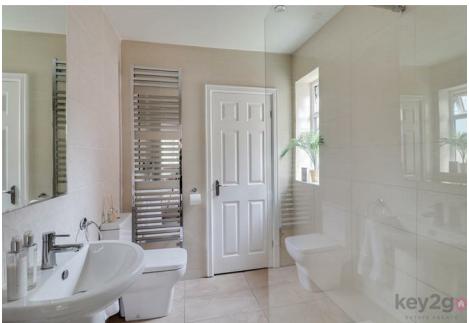
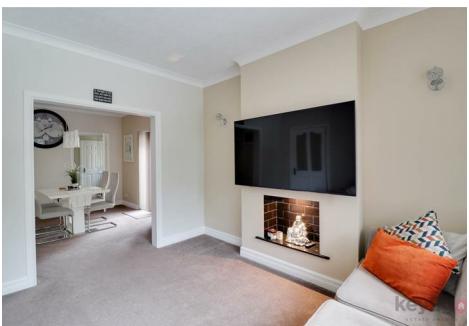
## Marketing Preview



**7 Queens Road, Beighton, Sheffield, S20 1AU**

**£280,000**

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



Ready to move in, this immaculate three double bedroom semi-detached home offers spacious accommodation throughout, including a large occasional attic room, family bathroom, and downstairs shower room. The property benefits from a garage, a large driveway providing multiple off-road parking spaces, and a generous private rear garden.

## SUMMARY

Ready to move in, this immaculate three double bedroom semi-detached home offers spacious accommodation throughout, including a large occasional attic room, family bathroom, and downstairs shower room. The property benefits from a garage, a large driveway providing multiple off-road parking spaces, and a generous private rear garden.

Composite door leading to a welcoming hallway that is wide, spacious, and bright with a tiled floor and underfloor heating which offering access to the stairs, lounge/diner, and kitchen. The lounge features neutral décor, a bay window, and carpet, with an open archway leading to the dining area. The dining room is neutral and carpeted, with double doors to the side and access to a modern, stylish shower room. The shower room is well presented with floor-to-ceiling tiling, a large walk-in shower unit with handheld and overhead showers, sink, close-coupled WC, tiled floor, large walk-in storage cupboard/utility area, and an obscure window. The modern kitchen is immaculate, with ample wall and base units, integrated oven, microwave, gas hob, extractor, space for a large double fridge, tiled floor, double sink, under floor heating, window, and access to the rear.

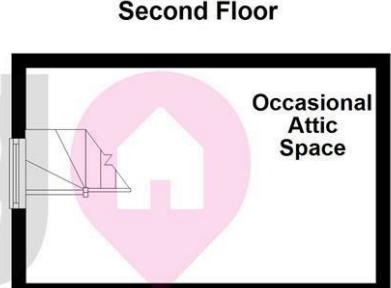
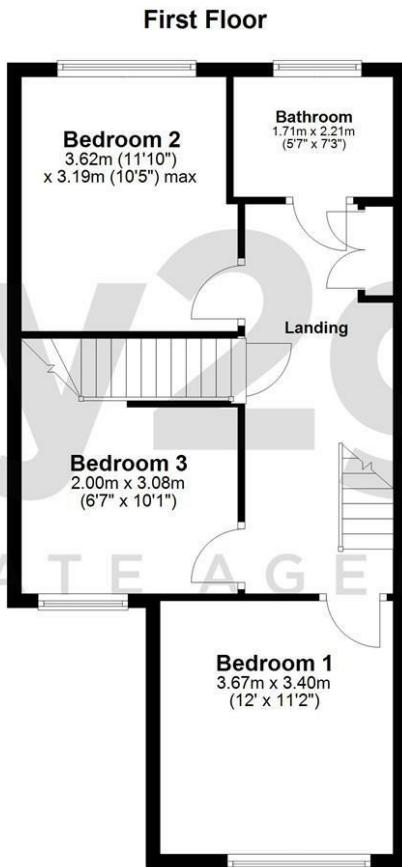
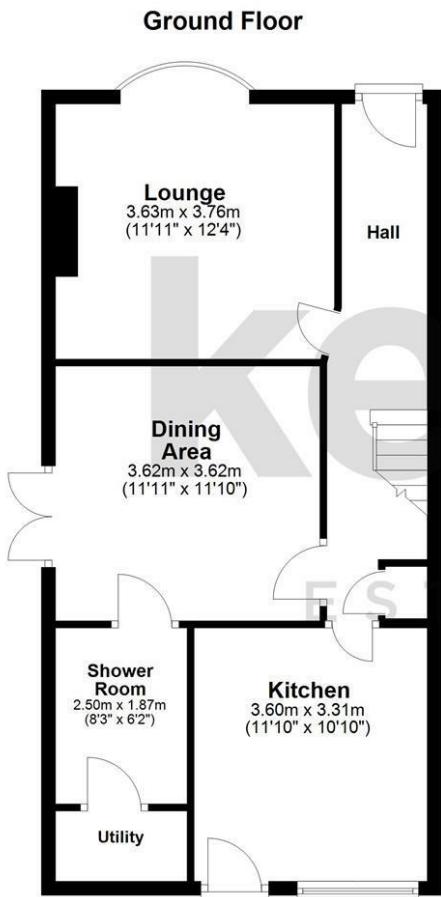
Stairs with a carpet runner and exposed edges create a stylish, neutral look leading to a large, spacious landing with ample storage. The landing provides access to the bedrooms, bathroom, and stairs to the attic room. Bedroom one is a double with carpet, window, and two fitted wardrobes. Bedroom two is also a double with neutral décor, carpet, window, and panelled areas. Bedroom three is neutral with carpet, an open under-stairs space, and a window. The attic room is accessed via a staircase and offers a spacious, carpeted area with a window.

The front is private, enclosed, and well presented with shrubbery, gated access, and a large driveway providing space for multiple cars, all designed for low maintenance. The rear garden is private, enclosed, and generous with a well-presented layout including a path, lawned area, patio space with Indian stone slabs, and a door leading to the garage. Outside the property there is also three double sockets which were fitted in 2024, outdoor water taps to the front and rear. The rear garden was landscaped in 2024.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL
- CCTV FITTED

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



**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>	64	
(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	

