

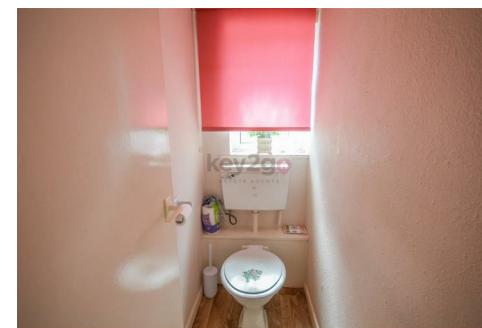
## Marketing Preview



**8 Beaumont Close, Sheffield, S2 1RY**

**£135,000**

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



CHAIN FREE!! A unique opportunity to purchase this spacious, three bedroom terraced property which has an enclosed garden and boasts masses of potential. Close to Parkway and Sheffield City Centre. Perfect for first time buyers or families alike!

## PROPERTY DETAILS

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

## SUMMARY

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## HALLWAY

Enter via uPVC door into the hallway with carpeted flooring, ceiling light and stair rise to the first floor. Doors to the lounge and kitchen.

## LOUNGE 9'10" x 19'8"

A bright and spacious reception room with neutral decor and carpeted flooring. Two ceiling lights, two radiators and dual aspect windows.

## KITCHEN 12'1" x 10'11"

Comprising of wall and base units, worktops and tiled splash backs. Stainless steel sink with a drainer. Space for a freestanding cooker and under counter space for a washing machine. Ceiling light, radiator and window to the rear. Vinyl flooring, boiler and cupboard. Door to the utility room and uPVC door to the rear.

## UTILITY ROOM 5'9" x 8'4"

Having wall and base units, storage cupboard and ceiling lights. Door to the front.

## STAIRS/LANDING

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

## BEDROOM ONE 13'1" x 9'10"

A large double bedroom with wallpapered walls and carpeted flooring. Ceiling light, radiator and window to the front.

## BEDROOM TWO 10'9" x 9'2"

A second bright double bedroom with neutral decor, carpeted flooring and storage cupboard. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 5'10" x 10'11"

A third generous sized single bedroom with painted walls, carpeted flooring and over stairs storage cupboard. Ceiling light, radiator and window to the front.

## BATHROOM 5'10" x 8'2"

Comprising of a bath with a mixer shower tap and wash basin. Wall lighting, radiator and obscure glass window. Vinyl flooring, tiled walls and storage cupboard.

## WC 2'11" x 5'4"

Having a low flush WC, vinyl flooring, ceiling light and obscure glass window.

## OUTSIDE

To the front of the property is a lawn area, two entrances, fencing and a gate.

To the rear of the property is a enclosed, tiered garden with a patio, lawn and shed.

GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures 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	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

