



## Marketing Preview



**23 Manvers Road, Beighton, Sheffield, S20 1AX**  
**£180,000**

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



## SUMMARY

A fantastic opportunity to purchase this modern throughout three-bedroom terraced property. The home offers a versatile third bedroom space currently used as an office, a stunning kitchen and bathroom, and a large rear garden. Ideally located close to local amenities and road links to the City Centre, this property is perfect for first-time buyers!

Enter into the bright lounge, which features a fireplace with a log burner and a door leading through to the modern kitchen. The kitchen benefits from a breakfast bar, oven, hob and extractor fan, wine fridge, and space for a full-height fridge/freezer, washing machine and tumble dryer. A door provides access to the rear garden.

Stairs rise to the first floor which has the spacious double bedroom with built-in wardrobes and a large window, along with a bright second bedroom which is a single and also benefits from a large window.

Stairs rise to the second floor which features a third bedroom which is currently used as an office, which benefits from a velux-style window. Completing the accommodation is a modern bathroom featuring a storage cupboard, bath, WC and sink.

To the front of the property there is a pathway leading to the front door, with slate areas to either side, fencing and a tree.

The rear of the property is enclosed and generously sized, featuring a stone pathway, established shrubbery and plants, two patio areas and an astroturf section. A gate leads to the vegetable patches, greenhouses and a shed.

## PROPERTY DETAILS

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

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>		
(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	

