

Marketing Preview



25 Beighton Road, Woodhouse, Sheffield, S13 7PN

£160,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £160,000 - £170,000 ** CHAIN FREE!** A fantastic opportunity to purchase this immaculately presented three bedroom terraced property. Offering neutral decor throughout, a modern kitchen/diner and an enclosed rear garden. Close to schools, transport links and road links to the M1 Motorway and Sheffield City Centre. Perfect for first time buyers or families alike!

- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

SUMMARY

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LOUNGE 12'0" x 11'0"

Enter via a uPVC door into the bright and spacious lounge with neutral decor, carpeted flooring and an exposed brick feature wall with a fireplace. Ceiling light, radiator and window. Door to the inner hall which has the stair rise to the first floor and door to the kitchen.

KITCHEN/DINER 11'8" x 12'3"

A modern, stylish and open plan kitchen/diner fitted with ample wall and base units, worktops and tiled splash back. Oven, hob and extractor fan. Sink with a drainer and mixer tap. Space for a fridge/freezer. Radiator and window. Neutral decor, laminate flooring and door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, two radiators and neutral decor. Doors to the two bedrooms, bathroom and further stair rise to the attic space.

BEDROOM ONE 12'0" x 11'2"

A spacious double bedroom having neutral decor, carpeted flooring and a decorative fireplace. Ceiling light, radiator and window. Built in storage cupboard.

BEDROOM TWO 7'6" x 9'7"

A single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window with lovely views.

BATHROOM 6'4" x 6'6"

A modern and stylish bathroom having a bath with a handheld shower, pedestal sink and close coupled WC. Spotlighting, ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

ATTIC SPACE 11'11" x 18'2"

A stair rise leading to the bright and spacious attic space with neutral decor and carpeted flooring. Ceiling light, radiator and two velux style windows. Exposed beams offering character.

OUTSIDE

To the front of the property is walled front with a small stoned yard and steps leading to the front door.

To the rear if the property is a private, low maintenance and enclosed garden with a lawn area and gravelled patio area. Outhouse, fencing and walls to the boundaries.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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 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		85
(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	

