

Marketing Preview



62 Lilac Road, Beighton, Sheffield, S20 1FN

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A spacious two bedroom semi-detached home in the popular area of Beighton, featuring two double bedrooms, a stylish kitchen and bathroom, and a bright open-plan lounge diner. The property benefits from generously sized front and rear gardens! Must be viewed to fully appreciate the space and style this home offers!

SUMMARY

A spacious two bedroom semi-detached home in the popular area of Beighton, featuring two double bedrooms, a stylish kitchen and bathroom, and a bright open-plan lounge diner. The property benefits from generously sized front and rear gardens! Must be viewed to fully appreciate the space and style this home offers!

A welcoming and neutrally decorated entrance hallway, offering a practical under-stairs storage cupboard and access to the first floor.

The property boasts a spacious open-plan living and dining area, perfect for both relaxing and entertaining. Featuring a charming fireplace as a focal point, the room is finished with soft carpeting and benefits from a bright window allowing natural light to flow through. Double uPVC doors open directly onto the rear garden, creating a seamless indoor-outdoor living space, with ample room for a dining setup.

The stylish kitchen is thoughtfully designed with a range of modern wall and base units complemented by contrasting worktops. It includes an integrated tall fridge freezer, oven, and electric hob, along with designated space for a washing machine. Finished with laminate flooring, the kitchen also provides direct access to the rear garden.

Upstairs, the carpeted landing with handrail leads to two well-proportioned double bedrooms, both featuring fitted carpets, useful storage, and windows that allow for plenty of natural light. The accommodation is completed by a modern bathroom, comprising a bath with overhead shower and glass screen, wash basin, and close-coupled WC, finished with stylish tiling and a window for ventilation and brightness.

Outside, the property benefits from a private and generously sized rear garden, which is enclosed and beautifully presented, featuring a patio area ideal for outdoor seating and a well-maintained lawn. To the front, there is a further generous and private lawned garden, also well presented, with a pathway incorporating a few steps and a gate providing convenient access to the rear.

PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

