

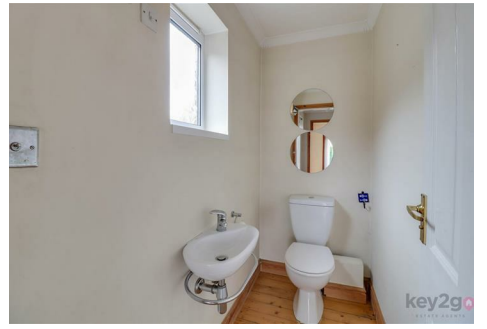
## Marketing Preview



**17 Beeches Grove, Beighton, Sheffield, S20 1DN**

**£295,000**

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



Well-presented three-bedroom detached home located in the popular area of Beighton, set on a large plot and featuring a detached garage with a double driveway for two cars. The property boasts a spacious lounge, a separate dining room, kitchen, downstairs W/C, three bedrooms, stylish bathroom and a private enclosed rear garden, offering an ideal family home in a sought-after location, close to schools.

## SUMMARY

Well-presented three-bedroom detached home located in the popular area of Beighton, set on a large plot and featuring a detached garage with a double driveway for two cars. The property boasts a spacious lounge, a separate dining room, kitchen, downstairs W/C, three bedrooms, stylish bathroom and a private enclosed rear garden, offering an ideal family home in a sought-after location, close to schools.

A uPVC door opens into the hallway, finished in neutral decor with stairs leading upstairs. The lounge is spacious with a bay window and wood flooring. The dining room is neutrally decorated, featuring double sliding doors leading to the rear garden and a door to the kitchen. The kitchen offers ample wall and base units with contrasting worktops, integrated under-counter fridge and freezer, oven, electric hob, dishwasher, washing machine, two sinks, a walk-in storage cupboard, and a door leading to the rear. The downstairs W/C is finished in neutral tones, with a low-level WC, wood flooring, and an obscure window.

Carpeted stairs lead to the landing with two windows. Bedroom one is a double with built-in storage and a window. Bedroom two is a double with wood flooring, built-in storage, and a window. The single bedroom is neutrally decorated with wood flooring and a window. The bathroom is stylish and semi-tiled, featuring a bath with shower and glass screen, low-level WC, wash hand basin, and an obscure window.

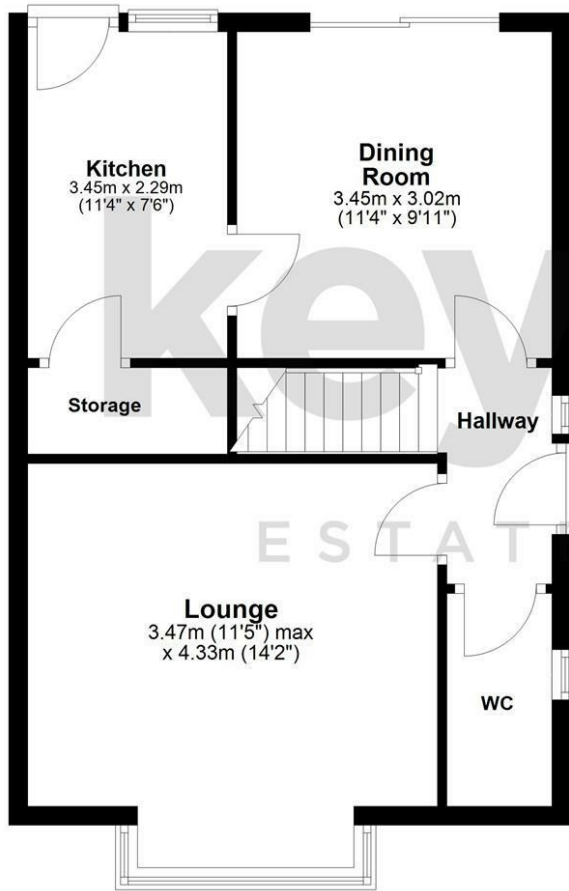
The rear garden is private and enclosed, featuring a patio area, lawn, and shrubbery. The front of the property is well-presented and private, with a generous detached garage and two parking spaces.

## PROPERTY DETAILS

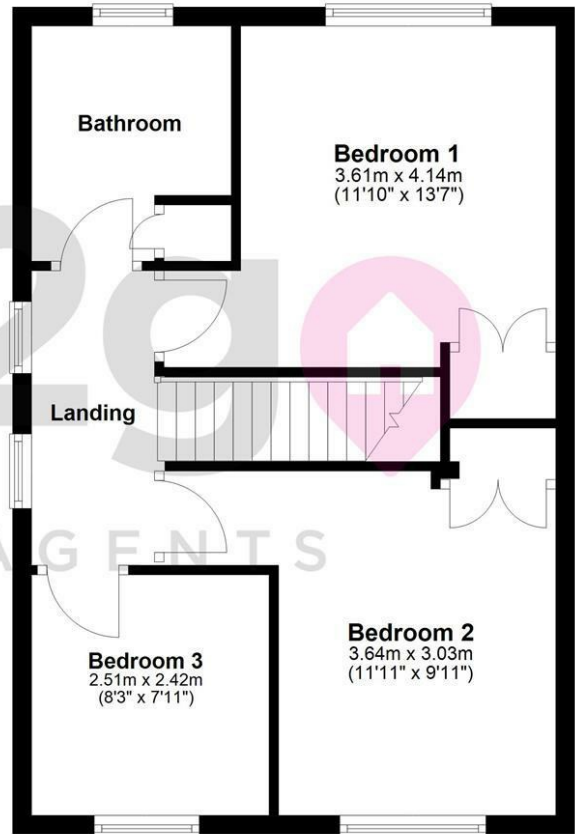
- LEASEHOLD 756 YEARS REMAINING , £50 PA GROUND RENT
- AIR VENT HEATING SYSTEM , TANK IS 5/6 YEARS OLD
- COUNCIL TAX BAND C

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

## Ground Floor



## First Floor



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>		<b>73</b>
(39-54) <b>E</b>	<b>56</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	

