

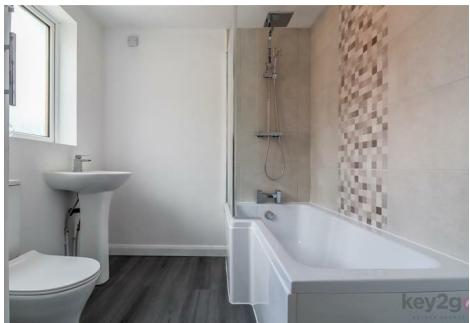


## Marketing Preview



**97 Queens Road, Beighton, Sheffield, S20 1AU**  
**£165,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 2**



CHAIN FREE! A fantastic opportunity for a first time buyer to purchase this two double bedroom terraced property which has been renovated by the current owner to a high standard. Offering a downstairs WC, open plan kitchen/diner and off road parking for one car. Close to tram routes, Crystal Peaks and Drakehouse Retail Park.

## SUMMARY

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A useful porch area with access to the bright lounge which has a feature fireplace, newly fitted carpeted flooring and door to the inner hallway which has the stair rise to the first floor and door to the kitchen/diner. An open/plan kitchen/diner which has a newly fitted integrated oven, hob and extractor fan, under stairs storage cupboard and access to the downstairs WC and rear.

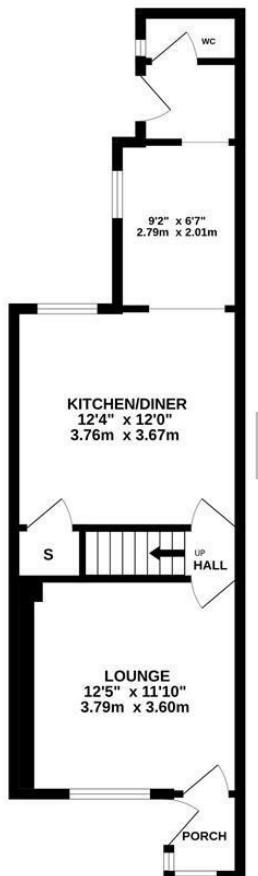
The first floor benefits from two double bedrooms, access via bedroom two to the bathroom complete with a 'p' shaped bath, pedestal sink, close coupled WC and cupboard housing the boiler.

To the front of the property is off road parking for one car. The rear of the property is shared access in a row via neighbours and has a tiered low maintenance lawn.

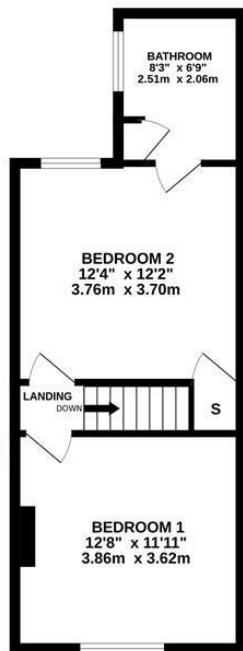
## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN



**key2go**   
ESTATE AGENTS



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 misdescription. This plan is for guidance only and should be checked 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		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

