

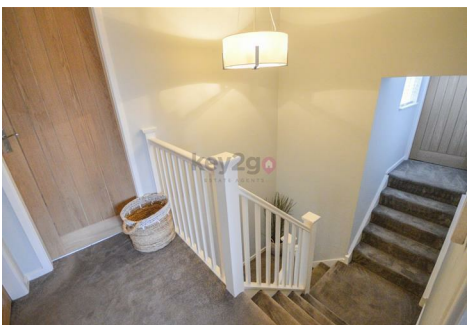
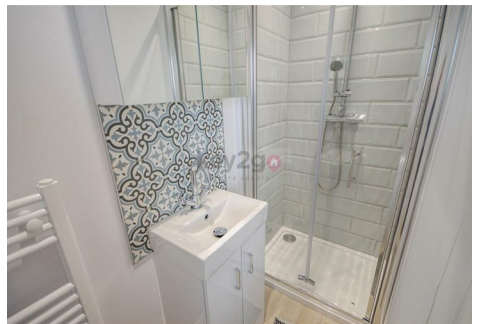
Marketing Preview



34 Tynker Avenue, Beighton, Sheffield, S20 1DX

£375,000

Bedrooms 3, Bathrooms 2, Reception Rooms 3



**** GUIDE PRICE £375,000 - £400,000 **** A unique opportunity to purchase this large and extended three bedroom detached property which is situated on a large plot in a quiet spot. Being stunning, unique and deceptively spacious throughout. Also being renovated to a high spec and offering three reception rooms and home office. Having two driveways, garage for storage and maintenance free rear garden. Close to amenities and road links to the M1 Motorway, Sheffield City Centre and access to the Trans Pennine Trail. Perfect family home!

SUMMARY

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HALLWAY

Enter via side composite door into the spacious hallway with a ceiling light, LVT flooring and a vintage style radiator. Storage cupboard, stair rise to the first floor and doors to the downstairs WC, lounge and kitchen/diner.

LOUNGE 15'5" x 10'8"

A good sized formal reception room with painted walls, continued flooring and a feature log burner on a concrete hearth. Ceiling light, vintage style radiator and a bay window to the front.

DOWNSTAIRS WC 2'11" x 3'11"

Comprising of a back to wall WC and floating wash basin with brass finishings. Ceiling light and radiator. Part tiled walls and continued flooring.

KITCHEN/DINER 25'1" x 13'1"

A formal dining space with a feature brick wall and continued flooring. Vertical radiator, a large and useful utility cupboard with sliding doors. Patio doors to the rear.

The kitchen is fitted with ample solid Ash wood wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Space for a range cooker and fitted extractor fan. Integrated full height fridge and integrated dishwasher. Breakfast bar, spotlighting and vertical style radiator. Open to the snug.

SNUG 11'9" x 14'6"

Situated in the extension and being a great family space vaulted ceiling with beam and a ceiling fan light, continued flooring and two windows.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light and access to the loft. One stair case leading to the two bedrooms and bathroom and a further stair case leading to bedroom three.

BEDROOM ONE 13'5" x 10'11"

A generous sized double bedroom with panelling to one wall, LVT flooring and fitted wardrobes. Spotlighting, vintage style radiator and window to the front.

BEDROOM TWO 12'2" x 9'10"

A second large and bright double bedroom with white walls and LVT flooring. Spotlighting, vintage style radiator and window to the rear. Door to the ensuite.

BEDROOM THREE 11'9" x 13'1"

A third large double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and two windows to the front and rear.

BATHROOM 6'0" x 11'3"

A stunning bathroom comprising of a double shower cubicle with an overhead and handheld shower, freestanding bath with a mixer tap, vanity wash basin and close coupled WC. Spotlighting, vintage style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

To the front of the property is secure fencing with a sliding secure gate to lawn with a path to a driveway, and a side driveway with flower beds.

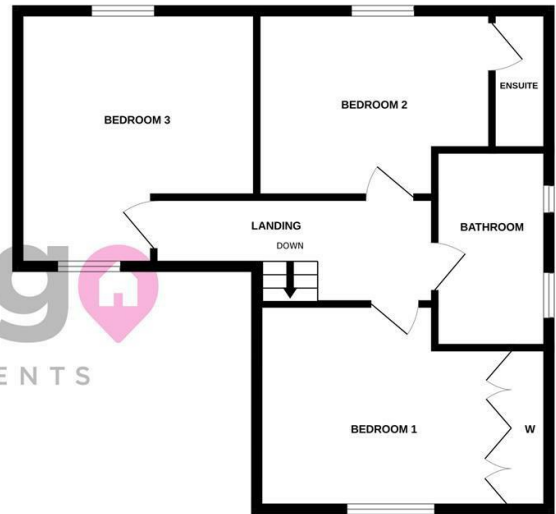
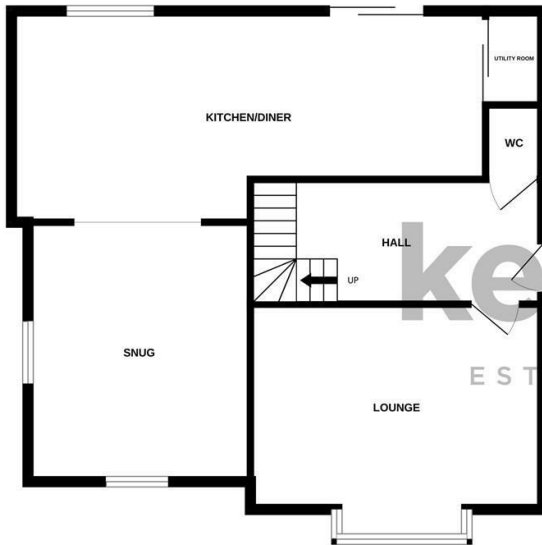
To the rear of the property is a landscaped garden with astroturf, fencing and a patio with a pergola. Garage for storage which is split into an office space with power, lighting and internet.

PROPERTY DETAILS

- LEASEHOLD - £50PA - 758 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.

1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	81
England & Wales	EU Directive 2002/91/EC 	



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