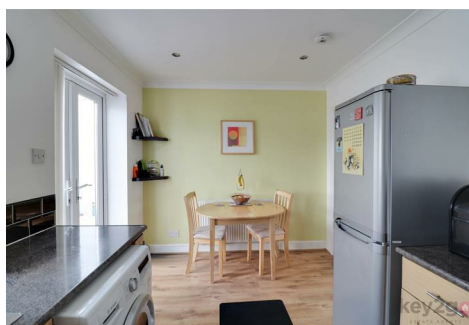


## Marketing Preview

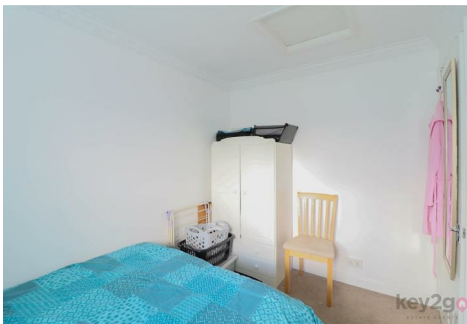


**66 Elcroft Gardens, Beighton, Sheffield, S20 1GY**

**£190,000**

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





A fantastic opportunity to purchase this well-presented, two double bedroom semi-detached home. The property features a bright conservatory, a private rear garden, and off-road parking. Ideally located close to Crystal Peaks, Drakehouse Retail Park, and excellent public transport links, with convenient road access to Sheffield, Chesterfield, and the M1 motorway. Perfect for first-time buyers!

## SUMMARY

A fantastic opportunity to purchase this well-presented, two double bedroom semi-detached home. The property features a bright conservatory, a private rear garden, and off-road parking. Ideally located close to Crystal Peaks, Drakehouse Retail Park, and excellent public transport links, with convenient road access to Sheffield, Chesterfield, and the M1 motorway. Perfect for first-time buyers!

A welcoming entrance leads into a large and spacious lounge, which flows through to the kitchen/diner. The kitchen offers ample wall and base units, space for appliances, an integrated oven and gas hob, along with room for a dining table. Double doors open into the bright, generously sized conservatory, which in turn features French doors leading out to the rear garden.

The landing provides access to the first double bedroom, complete with a walk-in wardrobe, and a second double bedroom with loft access. A modern, stylish bathroom completes the floor, featuring a large walk-in shower cubicle, washbasin, and close-coupled WC.

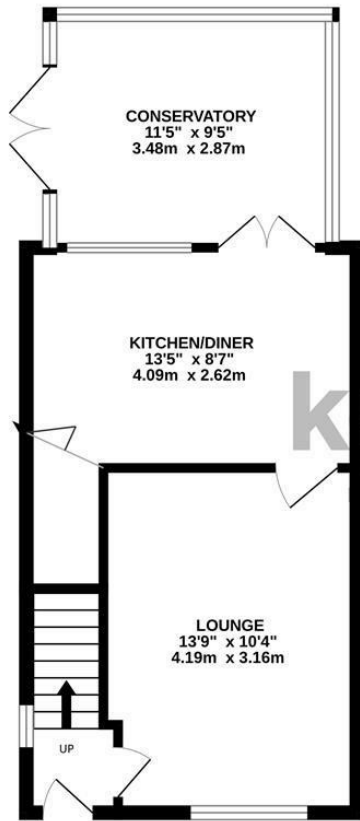
To the front of the property is a well-presented garden with a lawned area and a driveway providing off-road parking for two cars. The rear garden is generous in size, low-maintenance, and well-presented, featuring a lawned area, patio, and fencing surround that creates privacy.

## PROPERTY DETAILS

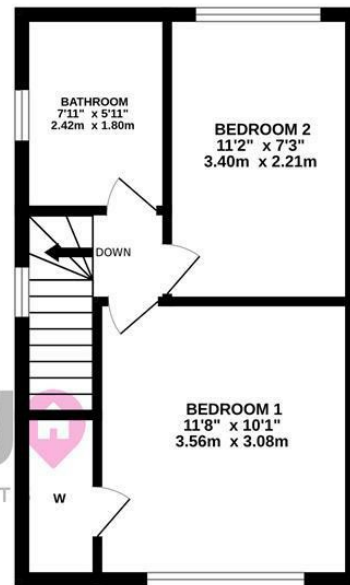
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR



1ST FLOOR



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 75        |
| (39-54) <b>E</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 |           |



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