

## Marketing Preview



**89 School Road, Bighton, S20 1EG**

**£150,000**

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





\*\*\* GUIDE PRICE £150,000-£160,000\*\*\* Don't miss your opportunity to purchase this two bedroom, terraced property which is situated in a sought after location. Offering a spacious lounge and a modern kitchen and bathroom. Also having off road parking and a detached garage, a generous sized front garden and a large rear garden with a summerhouse. Close to Rother Valley, Crystal Peaks and Drakehouse Retail Park. Good road links to Sheffield City Centre and the Parkway. Perfect for first time buyers, investors or families alike!

## SUMMARY

Don't miss your opportunity to purchase this two bedroom, terraced property which is situated in a sought after location. Offering a spacious lounge and a modern kitchen and bathroom. Also having off road parking and a detached garage, a generous sized front garden and a large rear garden with a summerhouse. Close to Rother Valley, Crystal Peaks and Drakehouse Retail Park. Good road links to Sheffield City Centre and the Parkway. Perfect for first time buyers, investors or families alike!

## PORCH

Enter via a composite door into the porch with tiled flooring, painted walls and space for an American style fridge/freezer. Composite door to the kitchen.

## KITCHEN 9'8" x 9'10"

Fitted with high gloss wall and base units, contrasting worktops and a glass splash back. Oven, gas hob and extractor fan. One and a half sink with a drainer and mixer tap. Painted walls and tiled flooring with underfloor heating. Spotlighting, radiator and window. Stair rise to the first floor, double door to the pantry and sliding door to the lounge.

## LOUNGE 13'1" x 12'4"

A generous sized reception room with two feature wallpapered walls either side of the chimney breast, carpeted flooring and a gas fire. Spotlighting, radiator and window. Door to the front garden.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a feature painted wall, a ceiling light and access to the loft. Doors to the two bedrooms and bathroom.

## BEDROOM ONE 12'5" x 13'2"

A generous sized double bedroom with a feature painted wall and carpeted flooring. Spotlighting, radiator and large window overlooking the front.

## BEDROOM TWO 9'4" x 13'11"

A second bedroom with a feature painted wall and carpeted flooring. Ceiling light, radiator and window.

## BATHROOM 7'4" x 6'8"

A modern bathroom having a bath with an overhead and handheld shower, WC and pedestal sink. Spotlighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

## OUTSIDE

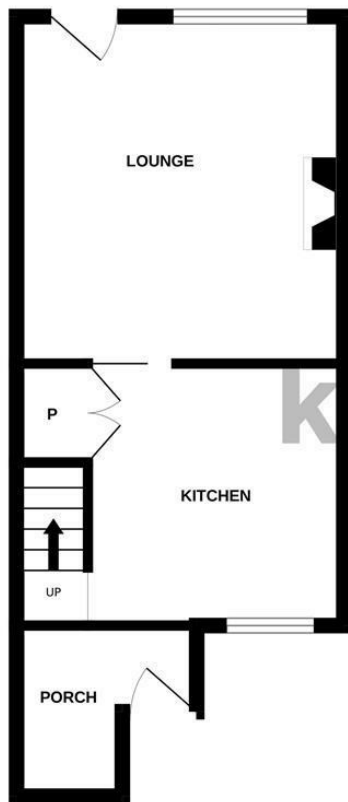
To the front of the property is an enclosed garden with a lawn area and a paved area. Fencing and shrubbery to the boundaries. Access through a gate through the neighbours garden to the drive.

To the rear of the property is off road parking for one car, access to the detached garage and a gate to the garden. The rear garden is a generous size and has multiple decked areas, lawn area and slate chippings. Plants, shrubbery and a summer house.

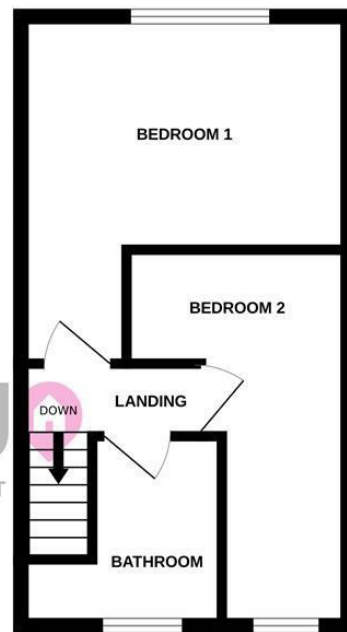
## PROPERTY DETAILS

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

GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.8 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.  
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(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	

