

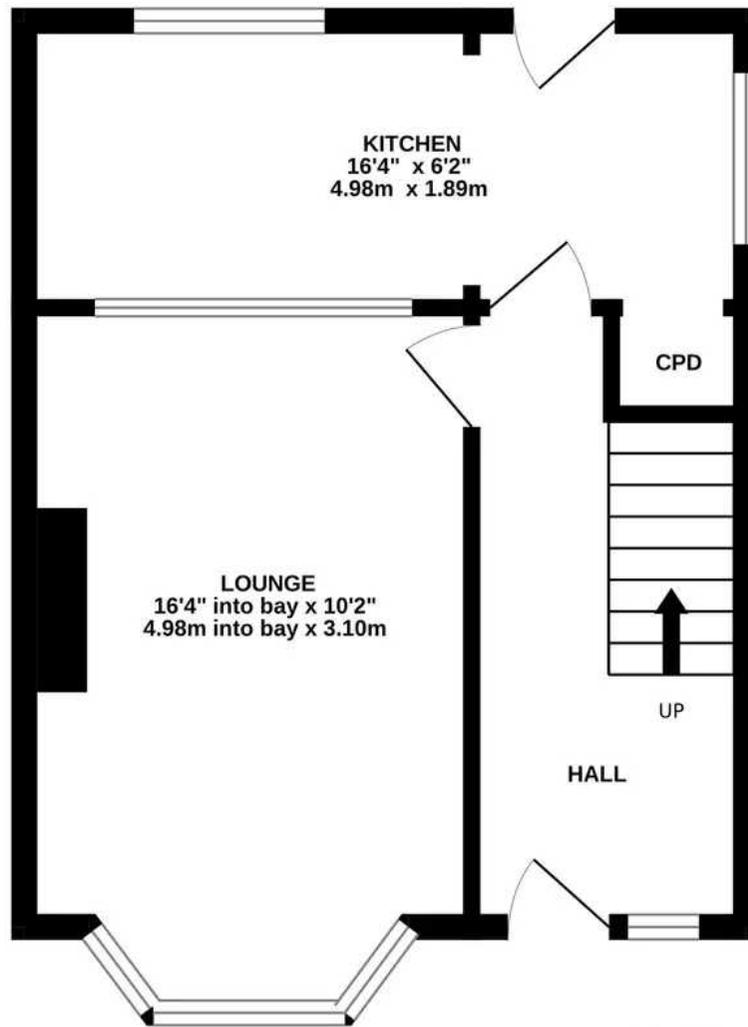


Beacon Road

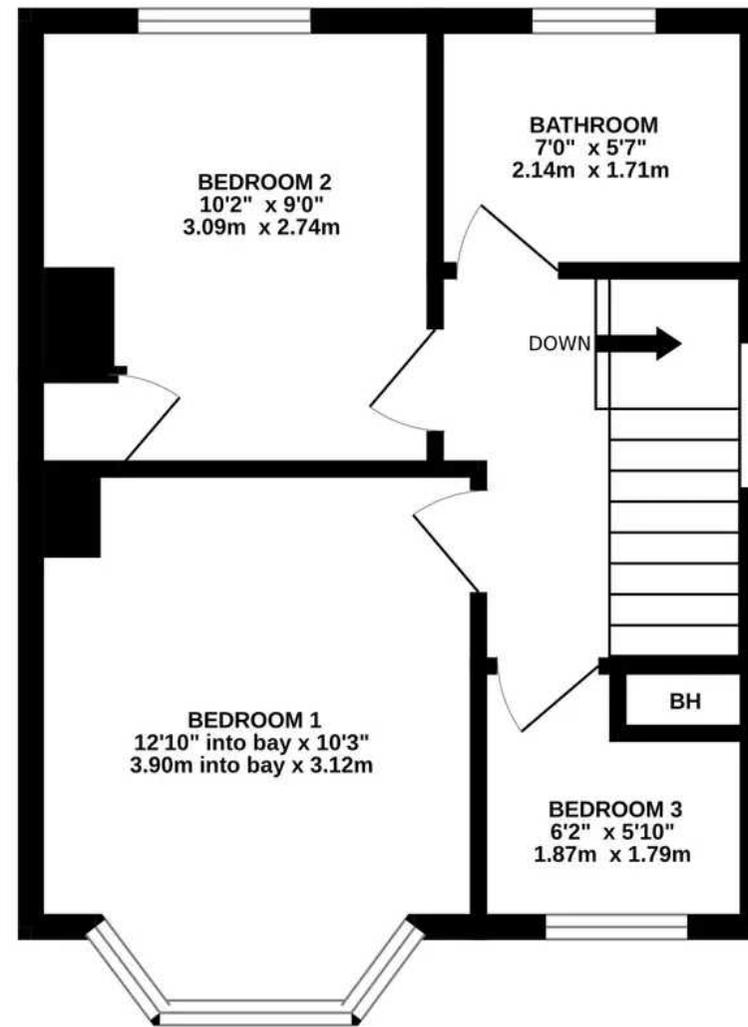
Sheffield

Offers in Region of **£160,000**

GROUND FLOOR



1ST FLOOR



BEACON ROAD

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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Beacon Road

Sheffield

ENJOYING AN ELEVATED POSITION WITH VIEWS ACROSS THE CITY, WE OFFER TO THE MARKET THIS THREE BEDROOM SEMI-DETACHED PROPERTY LOCATED IN THIS QUIET POSITION YET JUST A STONES THROW AWAY FROM THE LOCAL AMENITIES INCLUDING MEADOWHALL SHOPPING CENTRE AND ACCESS TO SHEFFIELD CITY CENTRE AND THE M1 MOTORWAY. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance hallway, living room and breakfast kitchen. To the first floor, there are three bedrooms and bathroom. Outside there are low maintenance gardens to the front and rear. The EPC rating is TBC and the council tax band is A.



ENTRANCE HALLWAY

Entrance gained via uPVC and decoratively glazed door with obscure glazed side panel into the entrance hallway, with ceiling light, central heating radiator and staircase rising to the first floor. Here we gain entrance to the following rooms.

BREAKFAST KITCHEN

With a breakfast bar seating area, the kitchen has a range of wall and base units in a high gloss cream with contrasting wood effect laminate worktops. There is space for a cooker with chimney style extractor fan over, plumbing for a washing machine, stainless steel sink with chrome mixer tap over and space for a fridge freezer. There are two ceiling lights, central heating radiator and natural light gained via uPVC double glazed windows to the side and rear with uPVC and obscure glazed door giving access out.

LIVING ROOM

A well proportioned principal reception space with uPVC double glazed bay window to the front enjoying views over the city. There is ceiling light, two wall lights, central heating radiator and the main focal point being a coal effect gas fire.

FIRST FLOOR LANDING

From the entrance hallway the staircase rises and turns to the first floor landing with ceiling light, access to the loft via a hatch and uPVC double glazed window to the side. Here we gain entrance to the following rooms.

BEDROOM ONE

A front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed bay window to the front with views.



BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the rear.

BEDROOM THREE

With ceiling light, central heating radiator, bulk head and uPVC double glazed window to the front.

BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap with mains fed chrome mixer shower over. There is ceiling light, full tiling to the walls, central heating radiator and obscure uPVC double glazed window to the front.

OUTSIDE

To the front of the home is a garden with lawned space with flower beds containing various plants and shrubs and steps rising to the property. To the side of the home there is access to the store with path continuing to the rear garden. To the rear is a well sized garden with lawned areas, flagged patio seating space and flower beds containing various plants and shrubs.

ADDITIONAL INFORMATION

We are informed by the vendor that new external double glazing was in putted in December 2022.





ADDITIONAL INFORMATION

The EPC Rating is TBC rating, the council tax band is A and we are informed by the vendor that the property is freehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm



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