



Beechwood Road, Sheffield S6 4LQ

welcome to

Beechwood Road, Sheffield

GUIDE PRICE £120,000-£130,000 This is a fantastic opportunity to acquire this spacious two bedroom ground floor flat in the sought after area of S6. Viewing is advised, you don't want to miss out.



Entrance

With side facing upvc double glazed door. A spacious hallway with laminate flooring and central heating radiator.

Lounge

15' 1" x 9' 11" (4.60m x 3.02m)

With front facing upvc double glazed window providing ample natural light. The main focal point being a feature fire place with an electric fire, with marble hearth and wooden surround. With laminate flooring and central heating radiator.

Kitchen

11' 7" x 8' 4" Max (3.53m x 2.54m Max)

With front facing upvc double glazed window providing ample natural light. Fitted with a range of wall and base kitchen units with coordinating worktops and tiles splash back. With stainless steel bowl and a half sink and mixer tap. There is space for a free standing electric oven and fridge freezer . With under counter space for a washing machine and tumble dryer. There is a built in cupboard housing the recently fitted combination boiler. With laminate flooring and central heating radiator.

Bedroom 1

13' x 10' (3.96m x 3.05m)

With rear facing upvc double glazed window and central heating radiator.

Bedroom 2

9' 11" x 7' (3.02m x 2.13m)

With rear facing upvc double glazed window, laminate flooring and central heating radiator.

Bathroom

With rear facing upvc obscured double glazed window. This bathroom is partially tiled with bath with shower over, with low level flush W/C, a wash hand basin, central heating radiator and tiled flooring.

Outside Outside Storage

Located at the side of the property by the entrance.

Front Garden

With communal enclosed front garden and side access to the rear.

Rear Garden

A ample rear enclosed communal decorative pebbled garden with decorative trees and shrubs to the borders.



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welcome to

Beechwood Road, Sheffield

- TWO BEDROOMS
- GROUND FLOOR FLAT
- AMPLE LIVING ACCOMMODATION
- COMMUNAL GARDENS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: D

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
SBC106731 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01142 638012



BannerCross@williamhbrown.co.uk



392 Psalter Lane, SHEFFIELD, South Yorkshire,
S11 8UW



williamhbrown.co.uk