





## 80 Old Park Road

Beauchief • Sheffield • S8 7DT

Guide Price £450,000 to £475,000

Stunning, completely renovated with 2 storey side extension, 4 bedroom property in Beauchief, S8. Finished to a high standard and stylishly presented throughout, offering versatile accommodation which includes open plan living space. Benefits from oak internal doors, perimeter and LED lighting, decorative radiators, Samsung kitchen appliances and impressive views over the golf course. The ground floor presented with herringbone laminate floor, neutral walls and perimeter lighting offers a flexible open plan dual aspect living space. The kitchen is fitted with Reed green shaker units and complementary worktops overlooking the garden incorporating a range of Samsung integrated appliances. The adjoining utility room provides additional storage and plumbing with ground floor WC. The first-floor features split stairs comprising of 4 bedrooms, all presented with white walls and neutral grey carpet. The main bedroom features a fabulous ensuite shower room, complemented by LED lighting, mirrors and stylish tiling. The main bathroom is equipped with modern white suite styled with brass fittings, heated towel rail and rainfall shower. Fully tiled with LED Lighting. Externally a driveway and patio have been left by the developer to enable purchasers an option of design which can be negotiable. A tiered lawn with decked patio is enclosed by mature hedge and fencing, creating a private safe, family outdoor space. Located in a popular suburb with local shops, cafes and amenities on the doorstep. Great location to commute into Sheffield city centre or Chesterfield, with excellent transport links and reputable school close by.

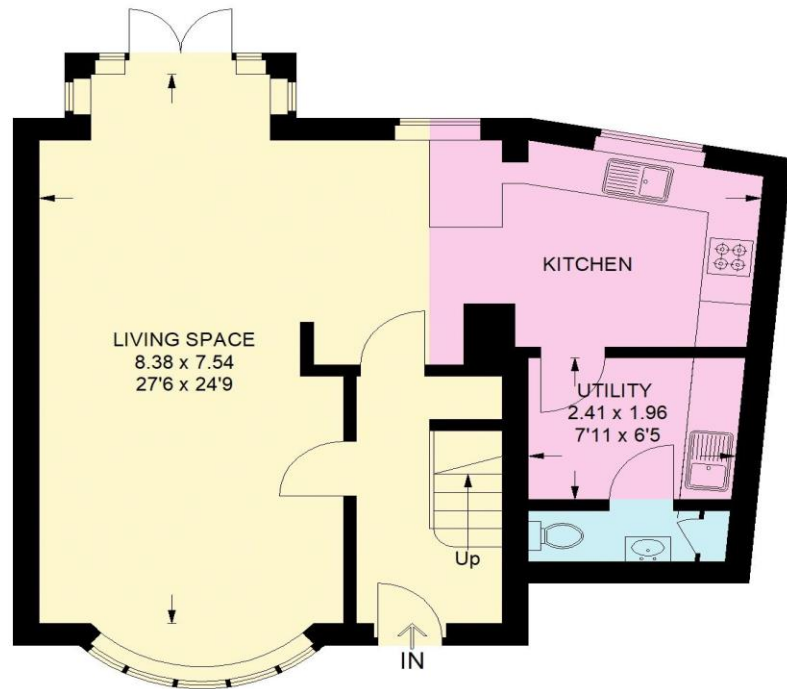




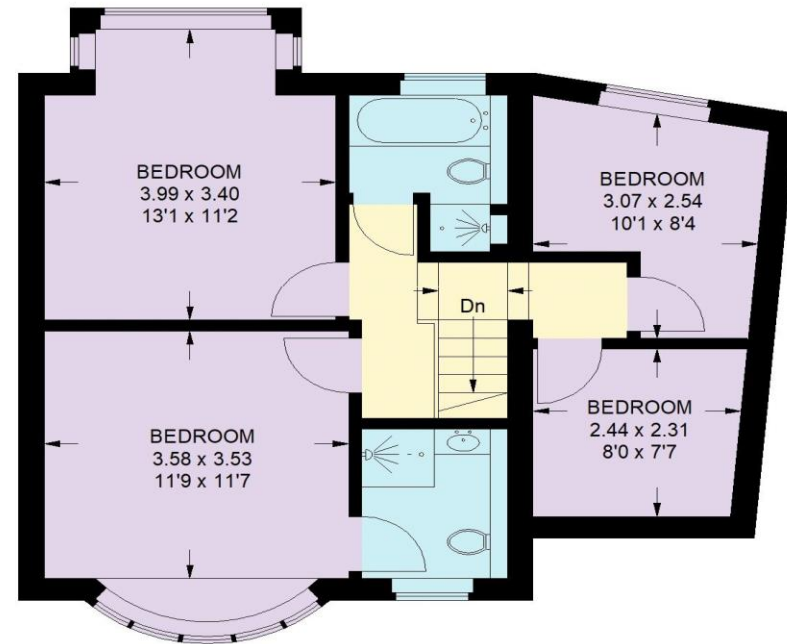
- 4 Bedroom Semi Detached Property
- Located in Beauchief with Views Of Golf Course
- Fully Renovated to a High Standard
- 2 Storey Side Extension
- Dual Aspect Open Plan Living Space
- Stunning Bathroom & En-Suite
- Stylish Kitchen with Samsung Appliances
- Tiered Rear Garden & Driveway
- Freehold & No Chain
- Council Tax Band C, EPC Rating C

# 80 OLD PARK ROAD

Approximate Gross Internal Area  
109.8 sq m / 1181 sq ft



**GROUND FLOOR**  
55.1 SQ M / 593 SQ FT



**FIRST FLOOR**  
54.7 SQ M / 588 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1070804)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.