







## 62 Beechwood Road

Hillsborough • Sheffield • S6 4LQ

Asking Price £175,000

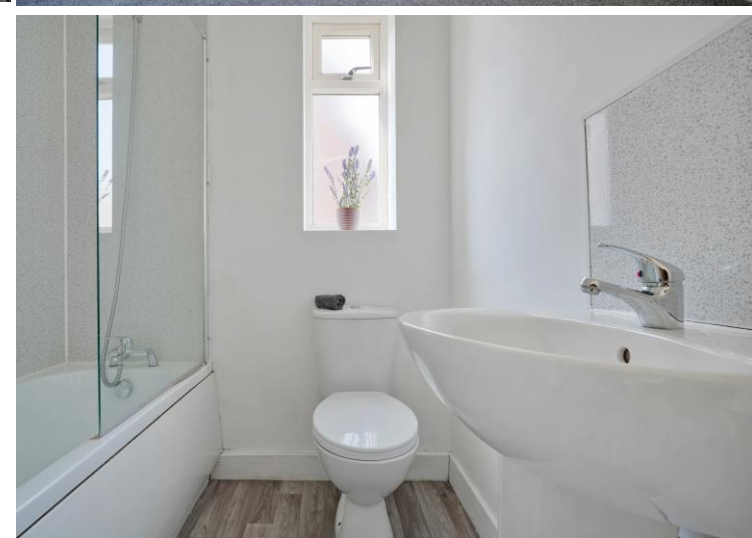
Recently refurbished back to brick by current owner is a 2-bedroom detached property located within walking distance of a range of local amenities, in the popular residential area of Hillsborough, S6. Stylishly presented throughout in modern tones with newly installed kitchen, bathroom and boiler as part of the refurbishment. Features double glazing, combination gas central heating, cellar and enclosed rear garden. The ground floor features a front facing versatile living area adjoining the kitchen, Fitted with a range of sleek, gloss units topped with marble effect worktops and integrated oven, gas hob and extractor, providing space for further appliances. Alternative rear door access and stairs descending to the cellar, offering ideal storage and potential to develop. From the kitchen stairs lead to the first floor comprising of 2 bedrooms, a front facing double bedroom and smaller second bedroom overlooking the garden, both styled with crisp white walls and modern grey carpet. The bathroom features a 3-piece white suite, providing overhead shower complete with glass screen. Externally the enclosed rear garden, is laid with paved patio and stocked with established planted borders and mature trees. Beechwood Road is conveniently placed for access to a good range of local amenities, pubs, cafes, bars and shops in Hillsborough. Great transport links including the Super Tram and reputable schools in catchment, Malin Bridge has been rated outstanding by OFSTED.





- Detached House in Hillsborough, S6
- Recently Refurbished Back to Brick
- 2 Bedrooms
- Modern Kitchen & Bathroom
- Cellar Offering Potential

- Combination Boiler & Double Glazing
- Enclosed Rear Garden
- Excellent Local Amenities & Transport Links
- Lease 800 yrs from 16.05.1895. Annual ground rent £2.
- Council Tax Band A, EPC Rating D



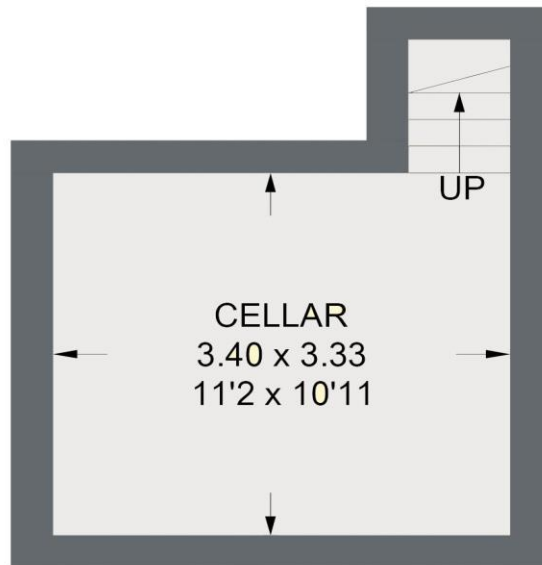


## 62 BEECHWOOD ROAD

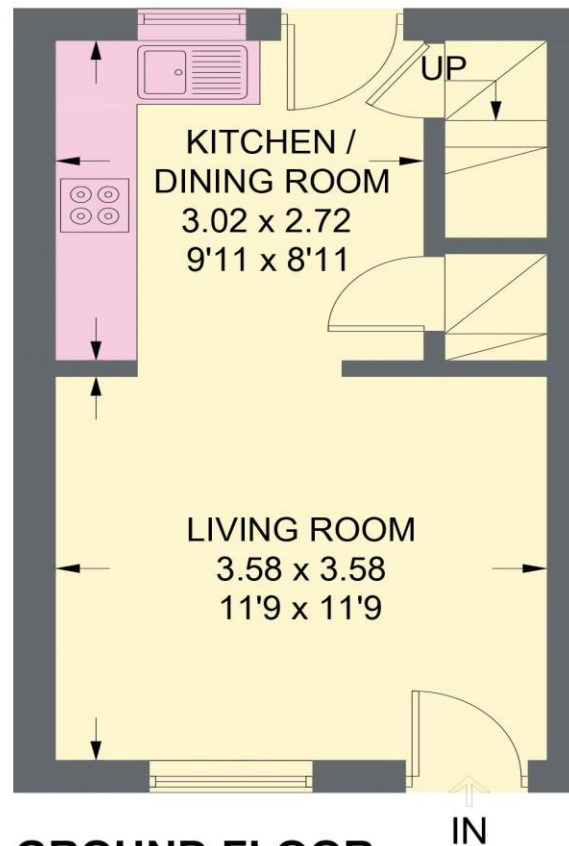
APPROXIMATE GROSS INTERNAL AREA = 48.9 SQ M / 526 SQ FT

CELLAR = 12.3 SQ M / 132 SQ FT

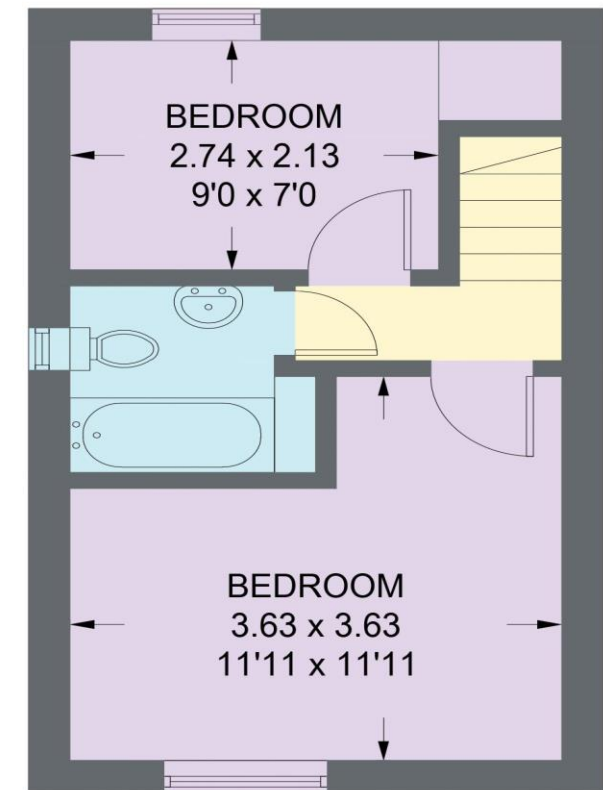
TOTAL = 61.2 SQ M / 658 SQ FT



**CELLAR**  
**12.3 SQ M / 132 SQ FT**



**GROUND FLOOR**  
**24.6 SQ M / 265 SQ FT**



**FIRST FLOOR**  
**24.3 SQ M / 261 SQ FT**

Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(IDMRP2020)

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.