

West Street,

Not for marketing purposes INTERNAL USE ONLY

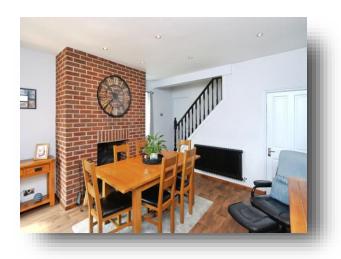
welcome to

West Street,

*****GUIDE PRICE £230,000-£240,000****Ideal for families & first-time buyers, this 2-bed semi in Beighton offers a cosy lounge, kitchen/diner,utility area , attic room, cellar & low-maintenance garden—close to schools & transport.













Lounge

12' 6" x 13' 5" ($3.81m \times 4.09m$) Entrance via a composite door, front facing double glazed window and radiator. A feature of the room is the multi-fuel log burner.

Dining Room

13' 4" x 13' 4" (4.06m x 4.06m) Side facing double glazed window, radiator and spot lights. Double glazed French doors leads to the rear garden. A door leads to the cellar.

Kitchen

9' 9" x 7' 9" ($2.97m \times 2.36m$) Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Electric oven and hob. A stable door leads to the outside.

Utility Area

Having space for a washing machine and tumble dryer as well as space for a fridge freezer.

Landing

Having a radiator and cupboard. A fixed staircase leads to the attic space.

Bedroom One

13' 5" x 12' 6" ($4.09m \times 3.81m$) Front facing double glazed window and radiator. A feature of the room is the cast iron fire place.

Bedroom Two

13' 3" x 7' 9" ($4.04m \times 2.36m$) Rear facing double glazed window and radiator. A feature of the room is the cast iron fire place.

Attic Room Having a front facing skylight and a radiator.

Bathroom

A suite comprising rolled edge bath, shower cubicle, wash hand basin and wc. Partial tiling to the walls and floor which compliment the suite. Heated towel rail and rear facing double glazed window.





Garden

To the rear of the property is a low maintenance garden.

welcome to

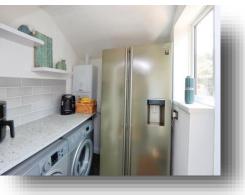
West Street,

- Impressive semi detached property
- Lounge with a mutli-fuel log burner
- Four piece bathroom suite with rolled edge bath
- Driveway
- Good access to local amenities

Tenure: Freehold EPC Rating: D Council Tax Band: B

£230,000





check out more properties at williamhbrown.co.uk



Property Ref: CPK114400 - 0004 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Map data ©2025 Google Please note the marker reflects the postcode not the actual property

West St

Ochre Dyke Open Space

Eckington Rd

Not for marketing purposes INTERNAL USE ONLY



R

0114 247 1421

crystalpeaks@williamhbrown.co.uk

Un SH

Unit C1 6 Peak Square, Crystal Peaks, SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk