



Orchard Lane, Beighton Sheffield S20 1EW

welcome to

Orchard Lane, Beighton Sheffield

****OPEN HOUSE SATURDAY 27.9 10:00-11:00 GUIDE PRICE £170,000-£190,000****

Ideal for first-time buyers, this 3-bed home in Beighton offers a spacious living room, kitchen/diner with garden access, fitted wardrobes, a modern



Porch

The entrance to the property.

Kitchen / Dining Room

9' 6" x 14' 9" (2.90m x 4.50m)

Having a range of wall and base units, a radiator and an integrated oven with gas hob. There's also space for a dining table and access to the rear garden via a back door.

Living Room

15' 8" x 14' 8" (4.78m x 4.47m)

Having a front facing double glazed window, a radiator and a fireplace . Also providing access to the first floor accommodation via a staircase which has understairs storage.

Landing

To the top of the stairs there is storage space.

Bedroom 1

8' 4" x 13' 9" (2.54m x 4.19m)

Having a front facing double glazed window, a radiator and fitted wardrobes.

Bedroom 2

12' 6" x 8' 3" (3.81m x 2.51m)

Having a rear facing double glazed window, a radiator and fitted wardrobes.

Bedroom 3

6' x 10' 7" (1.83m x 3.23m)

Having a front facing double glazed window, storage space and a radiator.

Shower Room

Having a rear facing double glazed window a WC, a shower and a vanity sink unit.

Garden

Having an enclosed lawned wrap around garden with a decked seating area and a shed.

Garage

Having a garage separate to the property providing

off street parking.

Additional Features

There is additional storage at the top of the stairs as well as understairs storage

Agents Note

It is our understanding that the Property is not registered at the Land Registry. Your conveyancer will take the necessary steps and advise you accordingly.



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Orchard Lane, Beighton Sheffield

- Three bedrooms
- End terraced property
- Generously sized lounge
- Enclosed wrap around garden
- Access to local amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK114484 - 0014

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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.



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