



**Orchard Lane, Beighton Sheffield S20 1EW**

 william  
h brown

**welcome to**

## **Orchard Lane, Beighton Sheffield**

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 shower room, and a lawned wrap around garden with decking.



**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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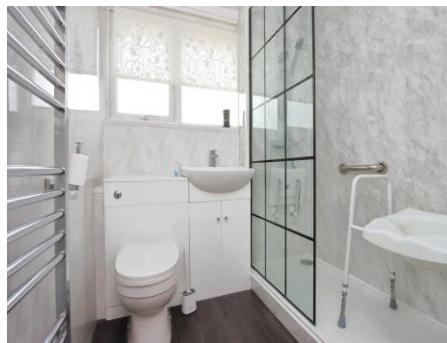
## Orchard Lane, Brighton Sheffield

- 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**



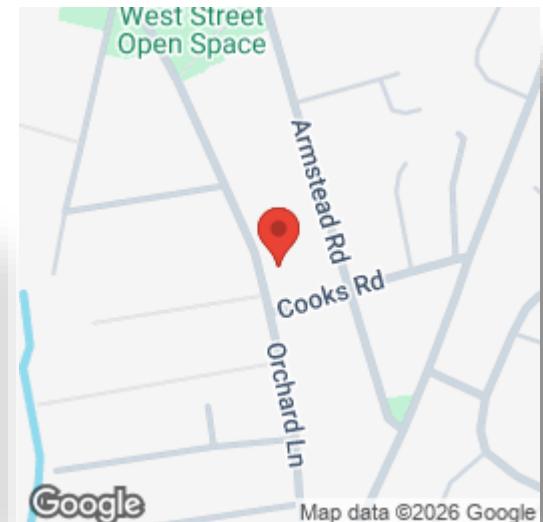
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Property Ref:  
CPK114484 - 0017

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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.



Please note the marker reflects the postcode not the actual property



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