



6 Old Park Road, Beauchief , S8 7DT

An increasingly rare opportunity has arisen of this truly exquisite three bedroom extended detached family home. Located in the heart of the popular residential area of Beauchief and being within easy walking distance of Greenhill Village as well a host of local amenities and fantastic public transport links. Also benefitting from being in the catchment for local reputable schools as well as the ever popular Beauchief Woods. The property has been finished to the very highest standard throughout and benefits from a host of original features and potential to expand and briefly consists of entrance hall, two reception rooms, breakfasting/kitchen, three bedrooms and family bathroom. To the front and side is off road parking and to the rear is a garage, large garden with deck and garden office

Guide Price
£299,950 - £309,950



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ENTRANCE HALL Access to the property is gained via a composite front entrance door. There is high quality wood effect vinyl flooring, telephone point, picture rail, dado rail, coving to the ceiling and a carpeted staircase giving access to the first floor with open spindle to the left hand side and original wood panelling. There is under stairs storage and a wood panelled door giving access to a downstairs WC.

LOUNGE 3.60m x 3.40m (11'10 x 11'2) Having a front facing deep bay window, double banked radiator, picture rail and coving to the ceiling. There is an ornate electric fireplace which is set into the chimney breast.

FAMILY ROOM 4.01m x 3.40m (13'2 x 11'2)
The second reception room has carpeted flooring, double banked radiator, picture rail, coving to the ceiling, numerous electrical sockets, TV aerial point, telephone point and a service hatch giving access into the kitchen.

KITCHEN DINER 2.72m x 5.70m (8'11 x 18'8) The breakfasting kitchen is L shaped in design and has a double banked radiator, wood effect vinyl flooring, rear facing glazed sealed unit uPVC French doors, three deluxe skylights, side facing uPVC sealed unit double glazed part glazed part panelled door and rear facing uPVC window. There are two stainless steel sinks with drainers and overhead mixer taps which extend, space and point for an American style stand up fridge freezer, integrated four ring gas hob, integrated fan assisted oven and grill, integrated microwave oven facility and integrated family sized dishwasher.

WC There is tiled flooring, tiled walls, low flush WC, double banked radiator and a wash hand basin set within a unit and side facing frosted glazed window.

A carpeted staircase gives access to the first floor landing. There is a picture rail, coving to the ceiling, picture rail, dado rail and original wood panelled doors off to the three bedrooms and family bathroom. There is a side facing uPVC sealed unit double glazed frosted window.

BEDROOM ONE 4.01m x 3.40m (13'2 x 11'2) With floor to ceiling fitted wardrobes. There is carpeted flooring, double banked central heating radiator, picture rail, spotlights to the ceiling, coving to the ceiling and a rear facing uPVC sealed unit double glazed picture window with stunning views and aspects out over the rear gardens and countryside.

BEDROOM TWO 3.60m x 3.40m (11'10 x 11'2) The second double bedroom has floor to ceiling fitted wardrobes, coving to the ceiling, LED spotlights, front facing uPVC sealed unit double glazed deep walk in bay picture window, picture rail, double banked central heating radiator and TV aerial point. An excellent sized second bedroom flooded with ample natural light.

BEDROOM THREE 2.02m x 2.19m (6'8 x 7'2) There is a double banked central heating radiator, carpeted flooring and a front facing uPVC sealed unit double glazed picture windows. There are spotlights to the ceiling, coving to the ceiling and picture rail.

BATHROOM 2.75m x 2.19m (9' x 7'2) There is tiled flooring, tiled walls and a suite in white comprising of low flush WC, pedestal wash hand basin and a panelled and tiled surround bath with a Mira Sport electric shower. There is a vertical heated radiator and floor to ceiling storage cupboard housing the gas combination Worcester Bosch boiler. There is a rear facing uPVC glazed picture window.

OUTSIDE Access to the rear is gained off from the breakfasting kitchen. There is a large decked area with stunning views and aspects. The garden is mainly laid to lawn with attractive and mature borders, privet hedging.

There is side access and off road parking

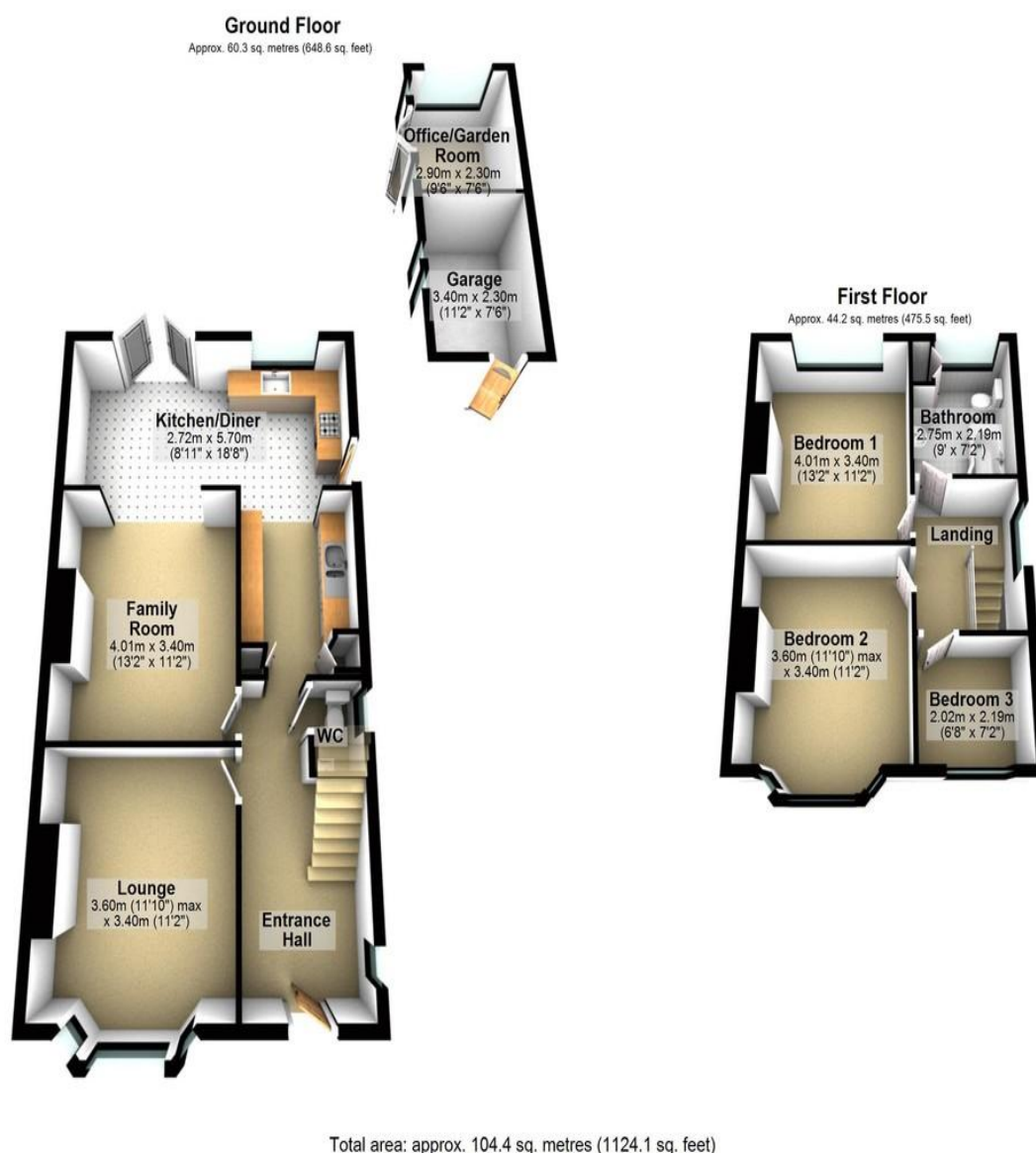
OFFICE/GARDEN ROOM 2.90m x 2.30m (9'6 x 7,6) Fully insulated with wood laminate flooring, spotlighting, electric and cabled internet.

GARAGE Brick built detached garage, great for storage and enjoys side access.

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Viewing and Offer Procedure

All enquiries and negotiations through Whitehorne on 0114 2506070. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our mortgage consultants will speak with you to "qualify" your offer.

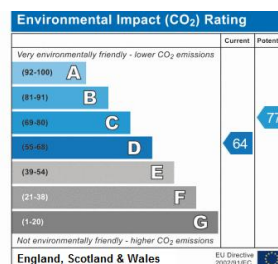
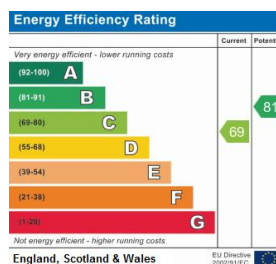
Sales Particulars

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Items described in these particulars are included in the sale although we cannot verify that they are in working order, or fit for their purpose - the buyer is advised to obtain verification from their solicitor or surveyor. Please note all the measurement details are approximate and should not be relied upon as exact. All plans/maps contained within our brochures are for identification and guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact.

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