



Beacon Road, Wincobank Sheffield S9 1AB



welcome to

Beacon Road, Wincobank Sheffield

- Three bedroom semi detached property
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities, Meadowhall, the M1 & City Centre
- Front & rear gardens
- VIEW NOW

Tenure: Freehold EPC Rating: C

offers over

£150,000

£150,000 - HOME SWEET HOME - Offered to market is this three bedroom semi detached property boasting spacious accommodation throughout with a delightful front & rear garden. Well placed to local amenities & transport links...CALL TODAY!!!



Entrance Hall

Lounge

10' 2" into chimney breast recess x 17' into bay window (3.10m into chimney breast recess x 5.18m into bay window)

Kitchen

6' 1" x 16' 8" (1.85m x 5.08m)

Landing

Bedroom One

10' 8" plus bay x 10' 3" into recess (3.25m plus bay x 3.12m into recess)

Bedroom Two

9' 11" x 9' (3.02m x 2.74m)

Bedroom Three

6' 2" x 6' (1.88m x 1.83m)

Bathroom

Outside

view this property online williamhbrown.co.uk/Property/RTF115010



Property Ref:

RTF115010 - 0005

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



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk