



## Marketing Preview



**7 Staton Avenue, Beighton, Sheffield, S20 1FB**

**£175,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





CHAIN FREE!! A fantastic opportunity to purchase this three good sized bedroom, semi-detached property which is situated on a larger than average plot on a quiet road. Having off road parking, masses of potential and being deceptively spacious throughout. Having great local amenities, road links to Sheffield City Centre and a good choice of schools. Good transport links also nearby. Perfect for first time buyers or investors!

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- COUNCIL TAX BAND A

## SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this three good sized bedroom, semi-detached property which is situated on a larger than average plot on a quiet road. Having off road parking, masses of potential and being deceptively spacious throughout. Having great local amenities, road links to Sheffield City Centre and a good choice of schools. Good transport links also nearby. Perfect for first time buyers or investors!

## HALLWAY

Enter via uPVC door into the hallway with ceiling light, under stairs storage cupboard and door to the lounge.

## LOUNGE 15'3" x 10'10"

A good sized, bright reception room with feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front. Door to the inner hallway.

## INNER HALLWAY

Having ceiling light, carpeted flooring and doors to the kitchen and bathroom.

## KITCHEN 10'9" x 10'2"

Comprising of wall and base units, worktops and sink. Ceiling light, window to the rear and uPVC door to the side.

## BATHROOM 7'7" x 5'1"

Comprising of a bath with an overhead electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and two obscure glass windows. Fully tiled walls and carpeted flooring.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, cupboard housing the hot water tank and access to the loft. Doors to the three bedrooms.

## BEDROOM ONE 12'4" x 10'10"

A generous sized double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and two windows.

## BEDROOM TWO 12'4" x 10'2"

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 8'8" x 7'4"

A third large single bedroom with wallpapered walls and carpeted flooring. Ceiling light, radiator and window to the rear.

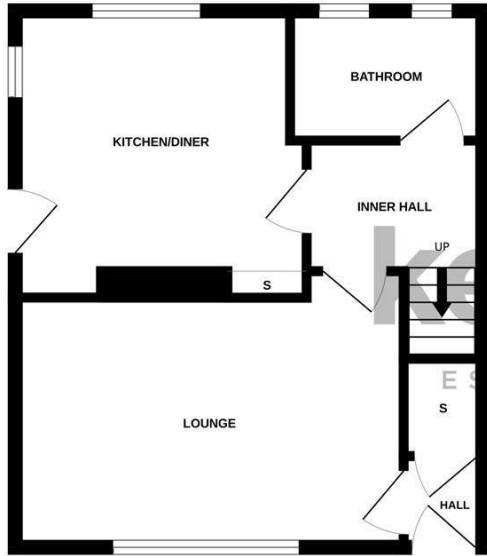
## OUTSIDE

Situated on a larger than average corner plot with fences surrounding, gates to the driveway, lawn area and brick built outhouse. Gate to the rear.

To the rear of the property is a lawn area and fencing.

## PROPERTY DETAILS

GROUND FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

