

## Marketing Preview



**44 Queens Road, Beighton, Sheffield, S20 1AW**

**£170,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 2**



CHAIN FREE!! Call our sales team to book a viewing on this spacious, two double bedroom terraced property which is situated in a popular location. Being ready to move into and having an over alley bathroom and enclosed rear garden. Having great local amenities nearby, good road links to Sheffield City Centre and a good choice of schools. Good transport links also nearby. Perfect for first time buyers!

### SUMMARY

CHAIN FREE!! Call our sales team to book a viewing on this spacious, two double bedroom terraced property which is situated in a popular location. Being ready to move into and having an over alley bathroom and enclosed rear garden. Having great local amenities nearby, good road links to Sheffield City Centre and a good choice of schools. Good transport links also nearby. Perfect for first time buyers!

### LOUNGE 12'5" x 12'0"

Enter via uPVC door into the bright reception room with a high ceiling, painted walls and carpeted flooring. Feature fireplace with a pebble effect fire. Ceiling light, wall lighting and telephone point. Door to the hallway.

### HALLWAY

Comprising of neutral decor, carpeted flooring and smoke alarm. Stair rise to the first floor and door to the dining room.

### DINING ROOM 12'4" x 11'11"

Having wood effect flooring and neutral decor. Ceiling light, wall lighting, radiator and window to the front. Ceiling light, radiator and window to the front. Door to the kitchen and cellar head.

### KITCHEN 6'7" x 17'2"

A galley kitchen with ample wall and base units and contrasting worktops. Stainless steel with a hose style mixer tap and drainer. Space for a full height fridge/freezer. Electric oven, integrated gas hob and extractor fan. Four ceiling lights, radiator and window. Tiled flooring, door to the garden and open to the utility area.

### UTILITY AREA 3'8" x 5'10"

Having further base units, sink with a mixer tap and space for a washing machine. Ceiling light, window and folding doors to the WC.

### WC 2'6" x 3'5"

Comprising of close coupled WC, ceiling light and extractor fan. Painted walls and tiled flooring.

### STAIRS/LANDING

A carpeted stair rising to the first floor landing with two ceiling lights, smoke alarm, CO alarm and obscure glass window. Doors to the three bedrooms and bathroom.

### BEDROOM ONE 11'11" x 12'6"

A generous sized double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front. Open to the dressing room

### DRESSING ROOM 7'7" x 4'9"

Having built in wardrobes, neutral decor and carpeted flooring. Ceiling light and window.

### BEDROOM TWO 11'4" x 8'7"

A second bedroom with neutral decor, carpeted flooring and under stairs storage cupboard. Ceiling light, radiator and window to the rear with extensive views.

### BATHROOM 7'8" x 7'4"

A good sized bathroom having a bath with a plumbed in shower, pedestal sink and close coupled WC. Recess spotlighting, obscure glass window and wood effect flooring. Part tiled walls and extractor fan.

### OCCASIONAL ATTIC ROOM 10'9" x 13'4"

Enter via door from the landing with a second staircase to the attic room with neutral decor, carpeted flooring and built in storage cupboard. Two ceiling lights, smoke alarm, radiator and velux style window.

### OUTSIDE

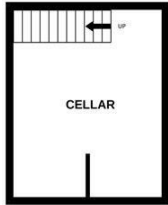
To the front of the property is off road parking for one car, side path leading to a gate which leads to the enclosed rear garden.

To the rear of the property is an enclosed garden with decking area, lawn and patio. Gravel area, shed and flower beds and shrubs.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

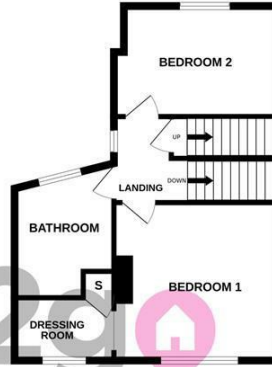
BASEMENT  
175 sq.ft. (16.3 sq.m.) approx.



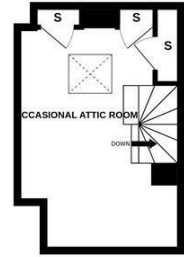
GROUND FLOOR  
464 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR  
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA: 1289 sq.ft. (119.8 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>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>55</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	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk