



## Marketing Preview



**21 Chestnut Avenue, Beighton, Sheffield, S20 1AL**  
**£190,000**

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



CHAIN FREE! An internal inspection is highly recommended on this recently renovated 2/3 bedroom semi detached property. Situated in a quiet cul-de-sac with ample off road parking. Downstairs WC and modern throughout. Very popular location with an abundance of local amenities. Great for commuters to the city centre or M1.

### SUMMARY

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### HALLWAY

Entrance through a UPVC door into the hallway with neutral decor and carpeted flooring. Radiator and TV point.

### LOUNGE

With walk in bay window overlooking the front of the property, ceiling light and radiator. Feature fireplace with wooden surround and electric fire. Neutral decor and carpeted flooring. Door to the kitchen/diner.

### KITCHEN/DINER

Fitted with ample modern wall and base units with contrasting worktops and tiled splashbacks. Stainless steel sink and drainer with brushed steel mixer tap. Integrated electric oven, hob and extractor fan. Further integrated dishwasher and space for an automatic washing machine. Newly fitted combi boiler, tile effect flooring and under stair storage area. Window overlooking the rear and open to the inner lobby.

### INNER LOBBY

Ceiling light, radiator and door to the garden. Doors to the WC and bedroom 3/reception room 2. Neutral decor and tile effect floor.

### WC

Neutral decor, tile effect floor and ceiling light. Wash basin and close coupled WC.

### BEDROOM 3 / RECEPTION ROOM 2

With a multitude of uses this room is neutrally decorated with carpeted flooring. Ceiling light, radiator and two windows.

### STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with neutral decor and carpeted flooring. Side window, loft access and wall light. Doors to the two bedrooms and bathroom.

### BEDROOM 1

A double bedroom overlooking the front of the property. Neutral decor, carpeted flooring and window. Ceiling light and radiator.

### BEDROOM 2

A further double bedroom with ceiling light, radiator and rear facing window. Neutral decor and carpeted flooring.

### BATHROOM

Comprised of a vanity unit with wash basin, back to the wall WC and bath with plumbed in rainhead shower, and hand held shower. Recess spot lights, obscure glass window and chrome ladder style radiator. Part tiled walls and wood effect flooring.

### OUTSIDE

To the front a low rise wall marks the boundary, pebbled areas make the front and rear low maintenance. Ample off road parking.

### PROPERTY DETAILS

- FREEHOLD
- CHAIN FREE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- NEWLY FITTED COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR  
511 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</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	



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