

## Marketing Preview



**292 Beaver Hill Road, Sheffield, S13 9QB**

**£210,000**

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



A fantastic opportunity to purchase this stunning and modern throughout three bedroom semi-detached property which is situated on a generous sized plot in a great location. Offering ample off road parking and good road networks to Sheffield City Centre and M1 Motorway. Perfect for first time buyers or families alike!

## PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B

## SUMMARY

A fantastic opportunity to purchase this stunning and modern throughout three bedroom semi-detached property which is situated on a generous sized plot in a great location. Offering ample off road parking and good road networks to Sheffield City Centre and M1 Motorway. Perfect for first time buyers or families alike!

## HALLWAY

Enter via composite door into the hallway with neutral decor and wood effect flooring. Recess spotlighting, radiator and side window. Smoke alarm and burglar alarm keypad. Stair rise to the first floor and door to the lounge.

## LOUNGE 13'6" x 11'10"

A bright and spacious reception room with neutral decor, continued wood flooring and central heating thermostat. Radiator and window to the front. Open to the kitchen/diner.

## KITCHEN/DINER 16'4"/419'11" x 8'5"

Fitted with ample modern wall and base units, contrasting marble effect worktops and tiled splash back. One and a half sunk in sink with a built in drainer and hose style chrome mixer tap. Integrated electric oven, hob and chimney hood extractor fan. Integrated fridge/freezer and integrated washing machine. Recess spotlighting, radiator and wooden flooring. Door to the garden and patio doors to the garden.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, recess spotlighting and side window. Smoke alarm, access to the loft and doors to the three bedrooms and bathroom.

## BEDROOM ONE 9'11" x 12'6"

A double bedroom with painted walls and carpeted flooring. Recess spotlighting, radiator and window to the front.

## BEDROOM TWO 9'2" x 8'7"

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

## BEDROOM THREE 6'7" x 8'10"

A third bedroom with neutral decor, carpeted flooring and over stairs storage cupboard. Recess spotlighting, radiator and obscure glass window.

## BATHROOM 7'6" x 5'5"

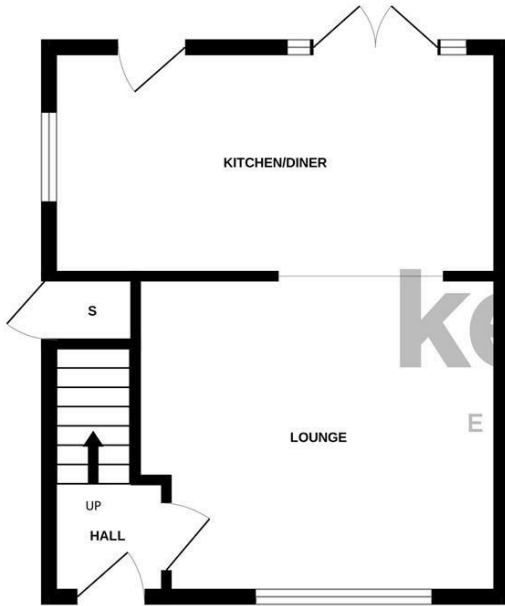
Comprising of a bath with a plumbed in shower and glass shower screen, wash basin and close coupled WC. Concrete effect wall cladding and wood effect tiled walls. Recess spotlighting, ladder style radiator and obscure glass window.

## OUTSIDE

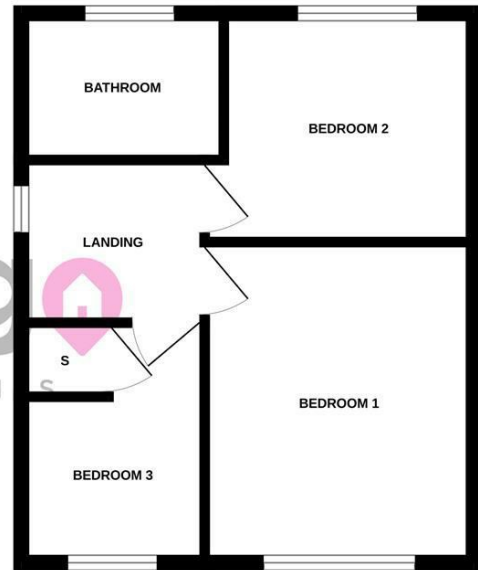
To the front of the property is a lawn area and block paved driveway which extends to the side providing ample off road parking. Low rise wall to the front and side boundaries.

To the rear of the property is a good sized garden with two lawn areas, Indian stone patio and a further patio area with a shed.

GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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.  
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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>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

