

Marketing Preview



31 Jasmine Avenue, Beighton, Sheffield, S20 1FR

£165,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A fantastic opportunity to purchase this three bedroom end of terraced property which is situated in a great location. Having off road parking and being situated on a good sized plot. Close to Crystal Peaks and Drakehouse Retail Park. Close to great amenities and road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

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

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with a obscure glass window, ceiling light and radiator. Central heating thermostat and telephone point. Stair rise to the first floor and door to the lounge/diner.

LOUNGE/DINER 11'4" x 22'4"

Having neutral decor, carpeted flooring and a feature painted chimney breast with a coal effect fire. Two ceiling lights, two radiators and dual aspect windows. Smoke alarm and TV point. Door to the kitchen and sliding patio doors to the rear which were fitted in 2023.

KITCHEN 7'6" x 18'8"

Comprising of ample wall and base units, contrasting worktops and tiled splash back. One and a half sink with a chrome mixer tap. Space for a freestanding cooker, full height fridge/freezer and washing machine. Ceiling light, radiator and three windows. Smoke alarm, wood effect flooring and under stairs storage cupboard. Door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, smoke alarm and access to the loft. Storage cupboard housing the combi boiler and doors to the three bedrooms and shower room.

BEDROOM ONE 10'3" x 11'3"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front. Built in wardrobes and over stairs storage cupboard.

BEDROOM TWO 11'4" x 10'1"

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

BEDROOM THREE 5'6" x 12'1"

A third good sized single bedroom with neutral decor, carpeted flooring and an over stairs storage cupboard. Ceiling light, radiator and window to the front.

SHOWER ROOM 7'6" x 6'8"

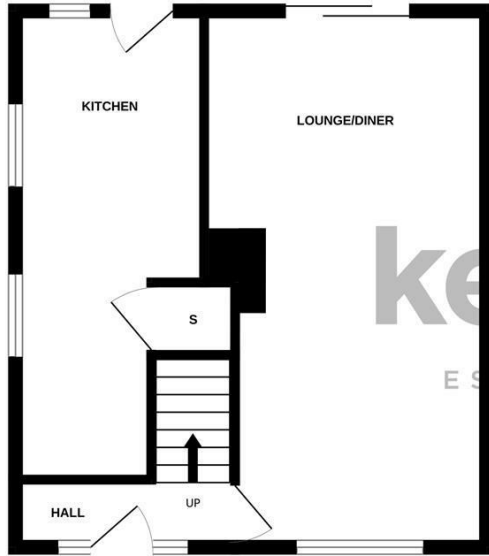
A wet room with a plumbed in shower, vanity back to wall WC and wash basin. Ceiling light, radiator and obscure glass window. Part tiled walls, vinyl flooring and extractor fan.

OUTSIDE

Situated on a good sized plot with a lawn area to the front of the property, driveway and gates which open for further parking to the rear which leads to the rear garden. To the rear of the property is patio area and lawn area. Shrubs, flower beds and shed.

PROPERTY DETAILS

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



key2go
ESTATE AGENTS

TOTAL FLOOR AREA : 800 sq.ft. (74.3 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

