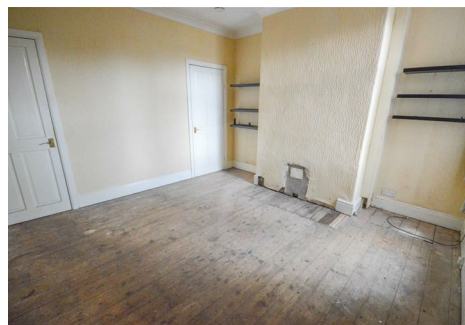


Marketing Preview



45 Victoria Road, Beighton, Sheffield, S20 1BQ

£125,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



CHAIN FREE!! A fantastic opportunity to purchase this two bedroom semi-detached property which is situated in a popular location. Offering an off shot kitchen, cellar and boasting masses of potential. Also having on road parking and a garage. Close to great amenities and road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this two bedroom semi-detached property which is situated in a popular location. Offering an off shot kitchen, cellar and boasting masses of potential. Also having on road parking and a garage. Close to great amenities and road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

LOUNGE 12'4" x 11'3"

Enter via uPVC into the spacious lounge with neutral decor, laminate flooring and fireplace. Ceiling light, radiator and window. Door to the inner hallway.

DINING ROOM 12'5" x 12'4"

A large and spacious reception room with a ceiling light, radiator and window to the rear. Door to the cellar head and door to the kitchen.

KITCHEN 6'5" x 15'3"

An off shot kitchen fitted with wall and base units and contrasting worktops. Integrated oven, space for a full height fridge/freezer and washing machine. Sink with a drainer. Two windows, boiler and door to the rear.

STAIRS/LANDING

Having a radiator, ceiling light and handrail. Doors to the two bedrooms and bathroom.

BEDROOM ONE 12'4" x 11'3"

A double bedroom with a ceiling light, radiator and window to the front. Built in wardrobes with sliding doors.

BEDROOM TWO 8'0" x 12'4"

A small double bedroom with a ceiling light, radiator and window to the rear.

BATHROOM 5'10" x 8'4"

Comprising of a bath with a handheld shower and tiled surround, sink and WC. Ceiling light, radiator and obscure glass window.

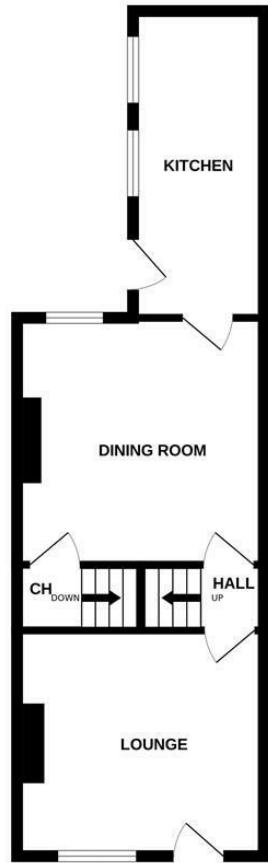
OUTSIDE

To the rear of the property is an enclosed and low maintenance garden with lawns and a garage.

PROPERTY DETAILS

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

GROUND FLOOR
423 sq. ft. (39.3 sq. m.) approx.



1ST FLOOR
325 sq. ft. (30.2 sq. m.) approx.



key2go
ESTATE AGENTS

TOTAL FLOOR AREA: 749 sq. ft. (69.5 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		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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