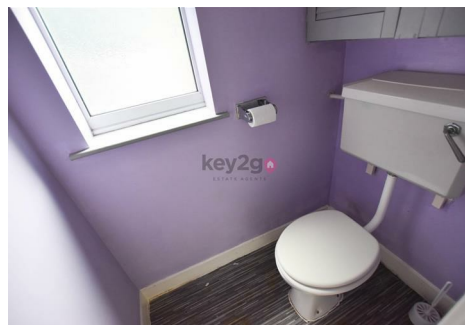
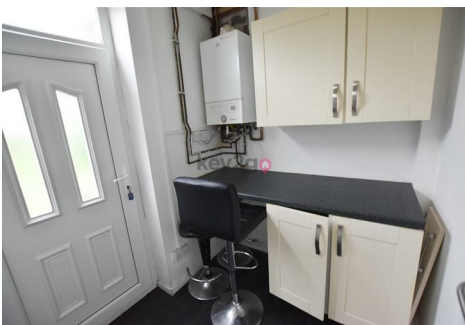


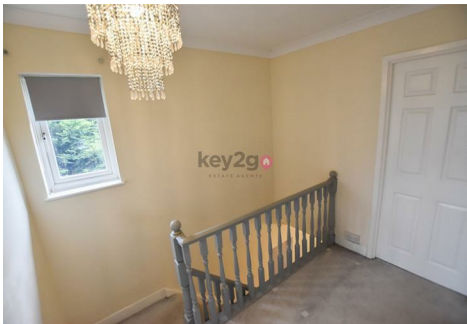
Marketing Preview



90 Beaumont Road North, Sheffield, S2 1RS

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A fantastic opportunity to purchase this spacious, three bedroom semi-detached property which is situated on a good sized plot in a popular location. Having a modern kitchen, utility room, downstairs WC and off road parking. Close to amenities, road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

PROPERTY DETAILS

- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- FREEHOLD

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this spacious, three bedroom semi-detached property which is situated on a good sized plot in a popular location. Having a modern kitchen, utility room, downstairs WC and off road parking. Close to amenities, road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

PORCH

Having neutral decor, vinyl flooring and wall lighting. Door to the hall.

HALLWAY

Having neutral decor, vinyl flooring and central heating thermostat. Two ceiling lights, radiator and side window. Stair rise to the first floor and door to the lounge, kitchen and WC.

WC 2'10" x 4'6"

Having a low flush WC painted walls and vinyl flooring. Ceiling light and obscure glass window.

LOUNGE 13'3" x 14'9"

Comprising of a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front. Telephone point and TV point.

KITCHEN 13'2" x 8'11"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with a drainer and chrome mixer tap. Integrated electric oven, hob and chimney hood extractor fan. Space for a washing machine and full height fridge/freezer. Vinyl flooring and breakfast bar with stools. Ceiling light, radiator and obscure glass window.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light and window. Access to the loft and doors to the three bedrooms and bathroom.

BEDROOM ONE 12'5" x 13'1"

A double bedroom with painted walls, carpeted flooring and built in wardrobes. Ceiling light, radiator and window.

BEDROOM TWO 12'4" x 9'0"

A second double bedroom with a feature wallpapered wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM THREE 7'10" x 8'10"

A third small double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window.

BATHROOM 7'4" x 5'7"

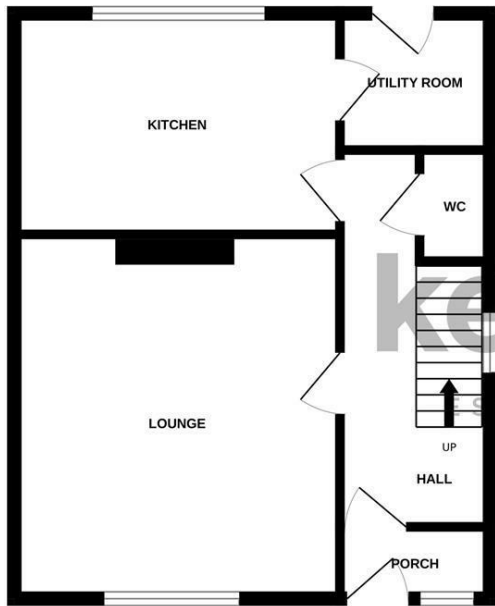
Comprising of a bath with an electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

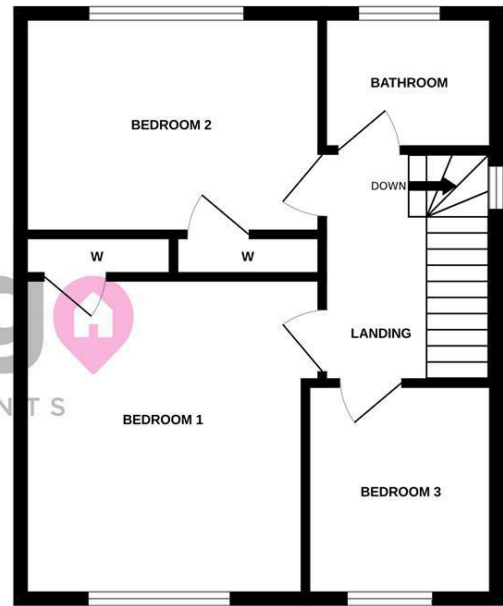
To the front of the property is a lawn area, shrubs to the boundaries and driveway to the side.

To the rear of the property is a patio area, lawn and shrubs.

GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

