

Marketing Preview



76 Grange Road, Beighton, Sheffield, S20 1BX

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this two double bedroom semi-detached property which is ready to move into and modern throughout. Offering a large driveway, landscaped private garden and modern kitchen and bathroom. Being walking distance to Rother Valley and road links to the M1 Motorway and City Centre. Perfect for first time buyers or buyers looking to downsize!

SUMMARY

A fantastic opportunity to purchase this two double bedroom semi-detached property which is ready to move into and modern throughout. Offering a large driveway, landscaped private garden and modern kitchen and bathroom. Being walking distance to Rother Valley and road links to the M1 Motorway and City Centre. Perfect for first time buyers or buyers looking to downsize!

HALLWAY

Having neutral decor and carpeted flooring. Ceiling light, obscure glass window and storage cupboard. Stair rise to the first floor and doors to the lounge/diner and kitchen.

LOUNGE/DINER 9'6" x 19'2"

Comprising of tasteful decor and carpeted flooring. Ceiling light, radiator and two windows to the front.

KITCHEN 7'9" x 12'4"

Fitted with ample modern wall and base units, contrasting worktops and tiled splash back. Ceramic sink with a chrome mixer tap. Integrated oven, hob and extractor fan. Space for a washing machine. Recess spotlighting, tiled flooring and window to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, radiator and obscure glass window. Access to the loft and doors to the two bedrooms and shower room.

BEDROOM ONE 14'7" x 9'3"

A double bedroom with a feature wallpapered wall, carpeted flooring and over stairs storage cupboard. Ceiling light, radiator and windows to the front and side.

BEDROOM TWO 11'6" x 10'0"

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

SHOWER ROOM 5'5" x 6'5"

Having a walk in shower with a rain head and handheld shower, vanity wash basin and close coupled WC. Recess spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

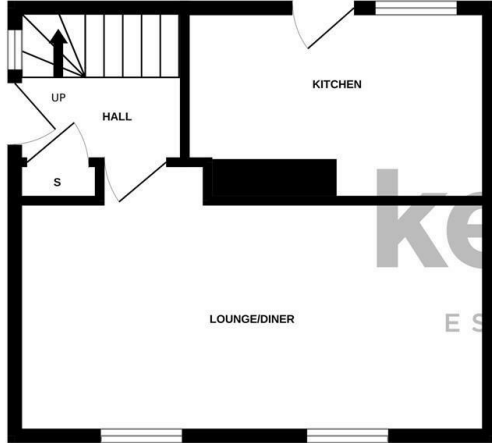
To the front of the property is a large driveway, shrubbery and a gate to the side.

To the rear of the property is a landscaped and private garden with a patio area, steps to a lawn area and further steps to a second patio area.

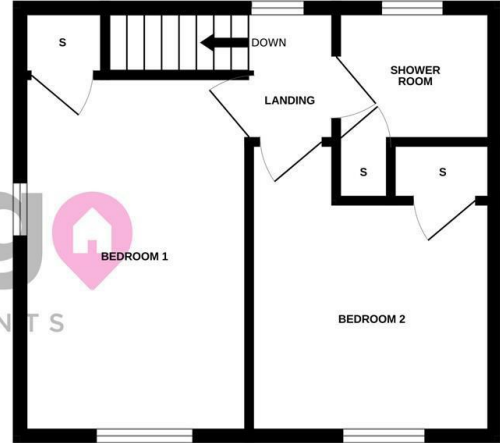
PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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		88
(81-91) B		
(69-80) C	68	
(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	

