

## Marketing Preview



**80 Lilac Road, Beighton, Sheffield, S20 1FN**

**£150,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





TENANTS IN SITU AVAILABLE FOR LANDLORDS ONLY!! Call our sales team to arrange your viewing on this two double bedroom end terrace property which is situated on a good sized plot. Situated close to main bus and tram routes and great local amenities such as Crystal peaks and Drakehouse.

### SUMMARY

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### HALLWAY

Enter through UPVC door into hallway with ceiling light, vinyl flooring and stair rise to first floor landing. Doors to lounge, kitchen, store and meter cupboards.

### LOUNGE 10'9" x 28'11"

A good sized spacious room with laminate flooring, neutral decor and fireplace. Two ceiling light, two radiators and dual aspect windows.

### KITCHEN 9'10" x 7'9"

Fitted with wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for washing machine and fridge. ceiling light, vinyl tiled flooring and UPVC door to rear.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and access to loft. Doors to two bedrooms and bathroom.

### BEDROOM ONE 14'7" x 10'2"

A generous sized double bedroom with carpet flooring and neutral decor. ceiling light, radiator and window to the front. Door to over stairs storage cupboard.

### BEDROOM TWO 10'11" x 10'7"

A second double bedroom with carpet flooring, neutral decor and built in storage cupboard. Ceiling light, radiator and window to the rear.

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

Comprising of bath with mixer shower tap, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

### OUTSIDE

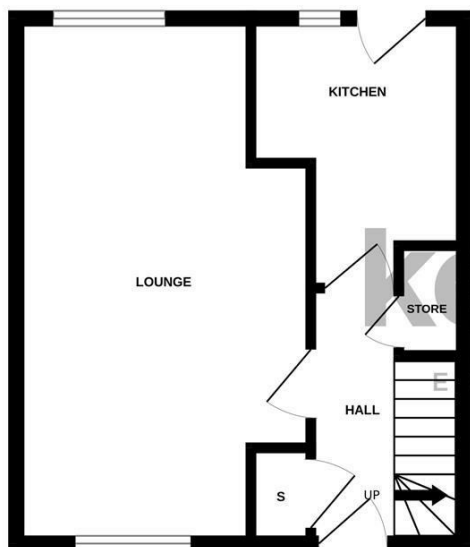
To the front of the property is lawns to the front and side.

To the rear of the property is lawn, two brick built outhouses and fencing.

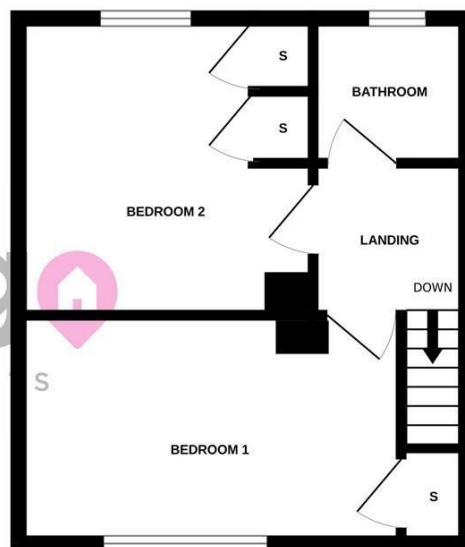
### PROPERTY DETAILS

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

GROUND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	