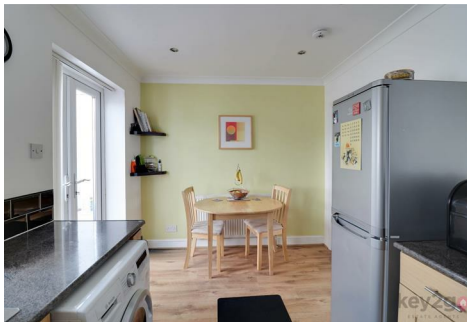


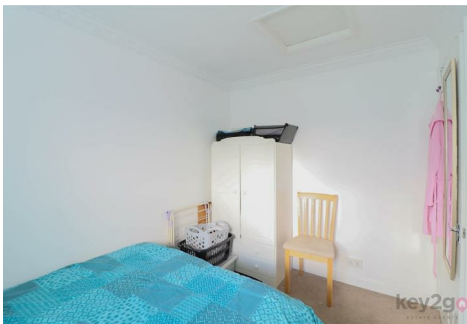
Marketing Preview



66 Elcroft Gardens, Beighton, Sheffield, S20 1GY

£190,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this two double bedroom semi-detached property which is well presented throughout. Offering a conservatory, private rear garden and off road parking. Close to Crystal Peaks, Drakehouse retail Park and public transport links. Road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers!

SUMMARY

A fantastic opportunity to purchase this two double bedroom semi-detached property which is well presented throughout. Offering a conservatory, private rear garden and off road parking. Close to Crystal Peaks, Drakehouse retail Park and public transport links. Road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers!

A welcoming entrance opens into the large, spacious lounge, with access through to the kitchen/diner, which offers ample wall and base units, space for appliances, an integrated oven, gas hob, and room for a dining table. Double doors lead to the bright and spacious conservatory, which also features double doors opening to the rear.

The landing gives access to the first double bedroom with a walk-in wardrobe, a second double bedroom with access to the loft, and a modern, stylish bathroom fitted with a large walk-in shower cubicle, sink, and close-coupled WC.

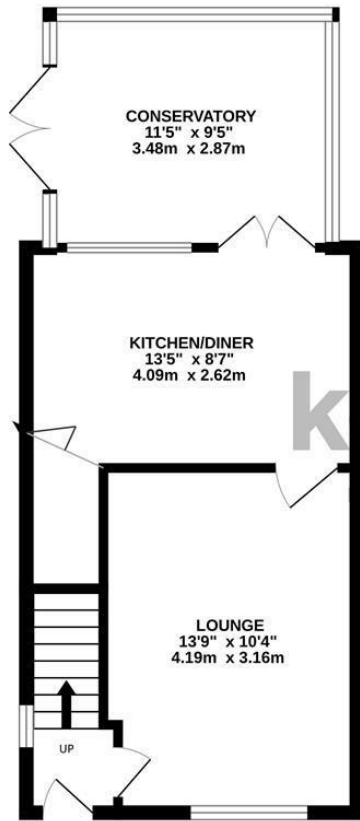
To the front of the property is a well-presented garden with a lawned area and a driveway providing off-road parking for two cars. The rear garden is generous in size, low-maintenance, and well-presented, featuring a lawned area, patio, and fencing surround that creates privacy.

PROPERTY DETAILS

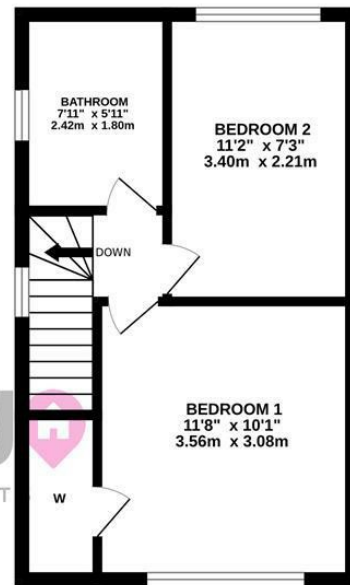
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR



1ST FLOOR



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	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>