



High Street, Beighton Sheffield

welcome to

High Street, Beighton Sheffield

GUIDE PRICE £260,000-£270,000. Lovely two bedroom bungalow in Beighton, close to all local amenities and available to the market with no chain. Recently refurbished by current owners, spacious lounge/dining room, gardens and driveway. Viewings recommended!



Entrance Porch

With a front facing double glazed upvc door, a double glazed window through to the kitchen and a further door through to the conservatory.

Conservatory

With front and side facing double glazed windows, a central heating radiator, wall light point, a double glazed window and door through to the dining room.

Dining Room

With a double glazed window through to the conservatory, a central heating radiator, storage cupboard, access to the kitchen and a step down open plan access to the lounge.

Lounge

With a front facing double glazed window, a central heating radiator and access to the inner hall.

Kitchen

Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric hob with splashback and extractor above, an electric oven, plumbing for a washing machine and space for a fridge-freezer. There is a central heating radiator, splashback tiling, spotlights to the ceiling, a window through to the porch and a rear facing double glazed window.

Inner Hall

With a rear facing double glazed window.

Bedroom One

With front facing double glazed French doors, a side facing double glazed window and a central heating radiator.

Bedroom Two

With a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin fitted

into a vanity unit with mixer tap, a walk-in shower and a corner bath. There is fitted storage, a heated towel rail, splashback tiling, downlights to the ceiling and a front facing obscure double glazed window.

Outside

To the front of the property there are double gates leading to a block paved patterned driveway providing off road parking and low maintenance paved gardens with summer house. To the side of the property there is an enclosed lawned garden with paved patio, various trees and shrubs to the borders, a greenhouse and two garden sheds.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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High Street, Beighton Sheffield

- Two bedroom bungalow
- Driveway
- No chain
- Lounge/Dining Room
- Gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£260,000-£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK115453 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk