







6 Beacon Close

Sheffield • South Yorkshire • S9 1AA

Guide Price £120,000 - £130,000

Situated in a quiet residential cul-de-sac, this two double bedroom semi-detached home offers well-proportioned living space with excellent potential for improvement. While the property would benefit from general updating, it enjoys good natural light throughout and provides a fantastic opportunity for buyers to modernise to their own taste. Externally, the home benefits from a shared driveway providing off-street parking and a beautifully landscaped rear garden. The ground floor features a bay-fronted living room decorated in a warm neutral palette, complete with a feature fireplace creating a welcoming focal point. To the rear of the property, overlooking the garden, is an open-plan dining kitchen with sliding patio doors providing direct access outside. This flexible space is ideal for everyday living and entertaining. The kitchen offers a range of matching wall and base units with an integrated oven and electric hob. There is plenty of space for dining and storage, with scope for buyers to redesign or update the layout if desired. Upstairs, the property offers two well-proportioned double bedrooms along with a family shower room fitted with a walk-in shower, wash basin and WC. The rear garden is beautifully landscaped with attractive planting and has been carefully maintained to create a peaceful outdoor space. Decorative stone provides a low-maintenance finish, while a patio seating area at the far end of the garden offers an ideal spot for relaxing or entertaining. Beacon Close is in a popular Sheffield neighbourhood, close to local shops, schools and parks. Excellent transport links give easy access to the M1, Sheffield Parkway, and the city centre, making it ideal for families and commuters.



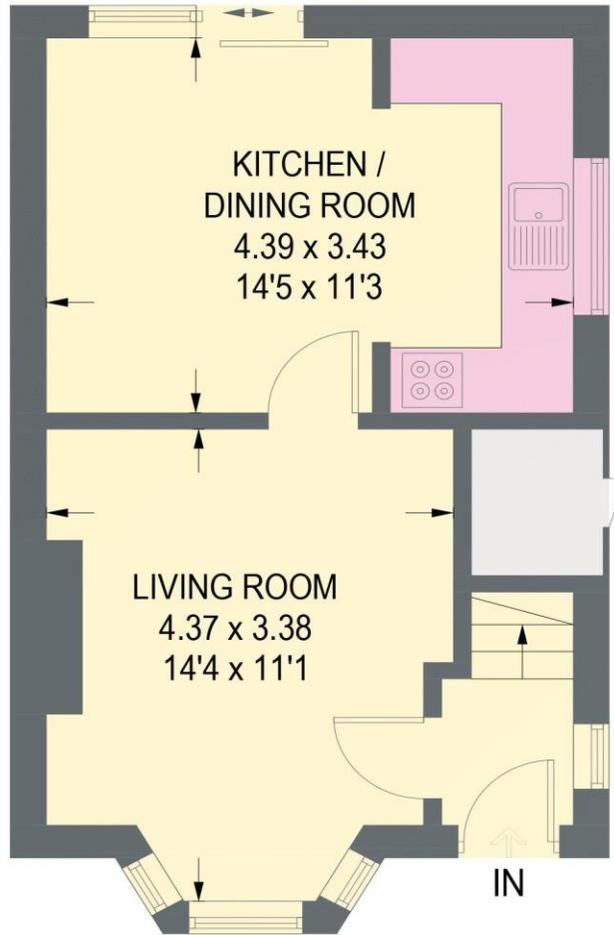


- Lovely Semi-Detached House in Wincobank
- 2 Double Bedrooms
- Situated in a Quiet Residential Cul-de-Sac
- Light & Airy Living Space
- Needs General Updating. No Chain.
- Perfect Opportunity for First Time Buyers
- Beautiful Landscaped Rear Garden
- Off Street Parking/Shared Driveway
- Leasehold £8pa - approx 900 years
- Council Tax Band A, EPC Rating TBC

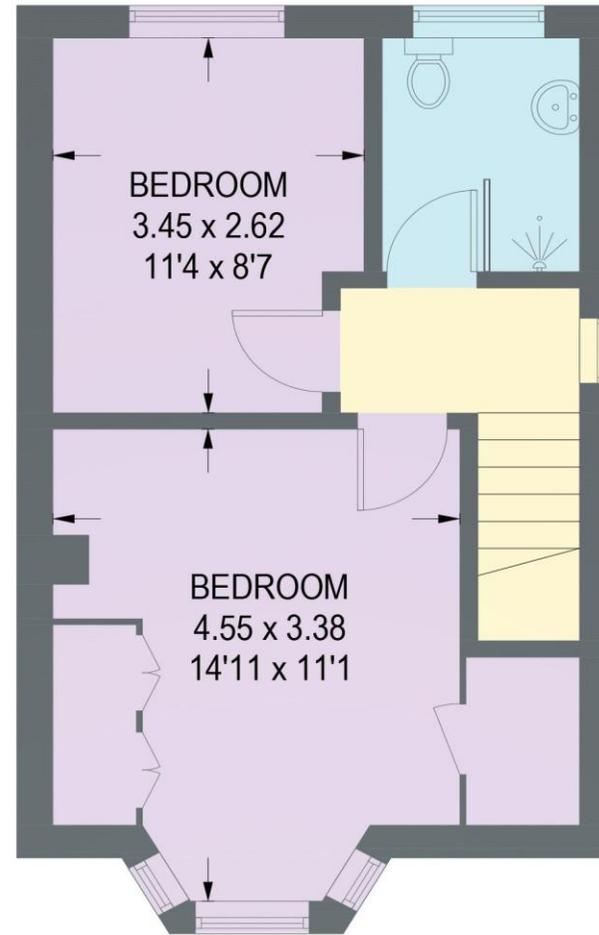


6 BEACON CLOSE

APPROXIMATE GROSS INTERNAL AREA = 64.5 SQ M / 694 SQ FT
(EXCLUDING EXTERNAL STORE)



GROUND FLOOR
31.6 SQ M / 340 SQ FT



FIRST FLOOR
32.9 SQ M / 354 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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