



## Marketing Preview



**40 Queens Road, Beighton, Sheffield, S20 1AW**  
**£165,000**

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



A stunning two-bedroom stone-built terrace with stylish décor throughout, ready to move into. The property offers off-road parking, a landscaped rear garden, and a modern kitchen and shower room. It is well located with good road links to the M1 and close to the tram, Crystal Peaks, and Drake House retail park.

## SUMMARY

A stunning two-bedroom stone-built terrace with stylish décor throughout, ready to move into. The property offers off-road parking, a landscaped rear garden, and a modern kitchen and shower room. It is well located with good road links to the M1 and close to the tram, Crystal Peaks, and Drake House retail park.

Upon entering, there is a stylish and cosy lounge with a window to the front. A door leads to the inner hallway with stairs rising to the first floor and access to the kitchen diner. The kitchen features stylish wall and base units, an external door leading to the garden, and a door to the cellar head.

Stairs lead to the first floor, where there is a larger-than-average master bedroom to the front with built-in wardrobes and ample storage space. There is a single bedroom to the rear and a modern shower room.

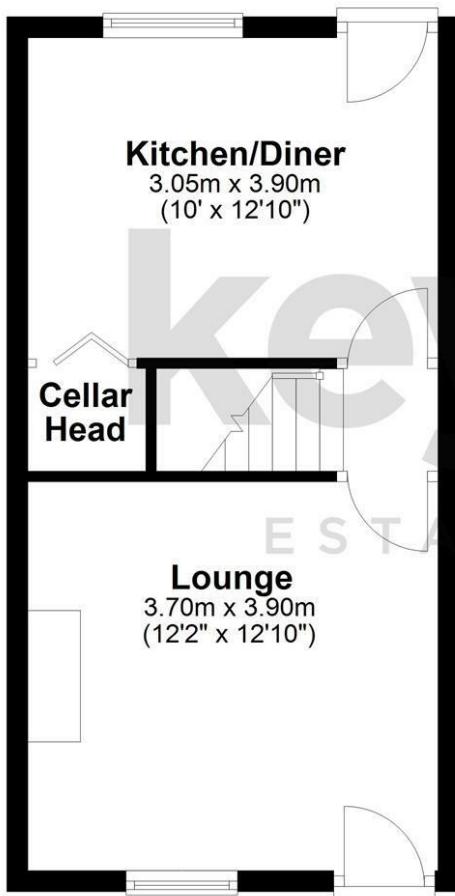
The front of the property offers off-road parking for one car. To the rear, there is a good-sized landscaped garden with trees and shrubbery. The garden includes a patio and pebbled area with fencing to the boundary.

## 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



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

