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19 Beaver Hill Road

Woodhouse • Sheffield • S13 7UA

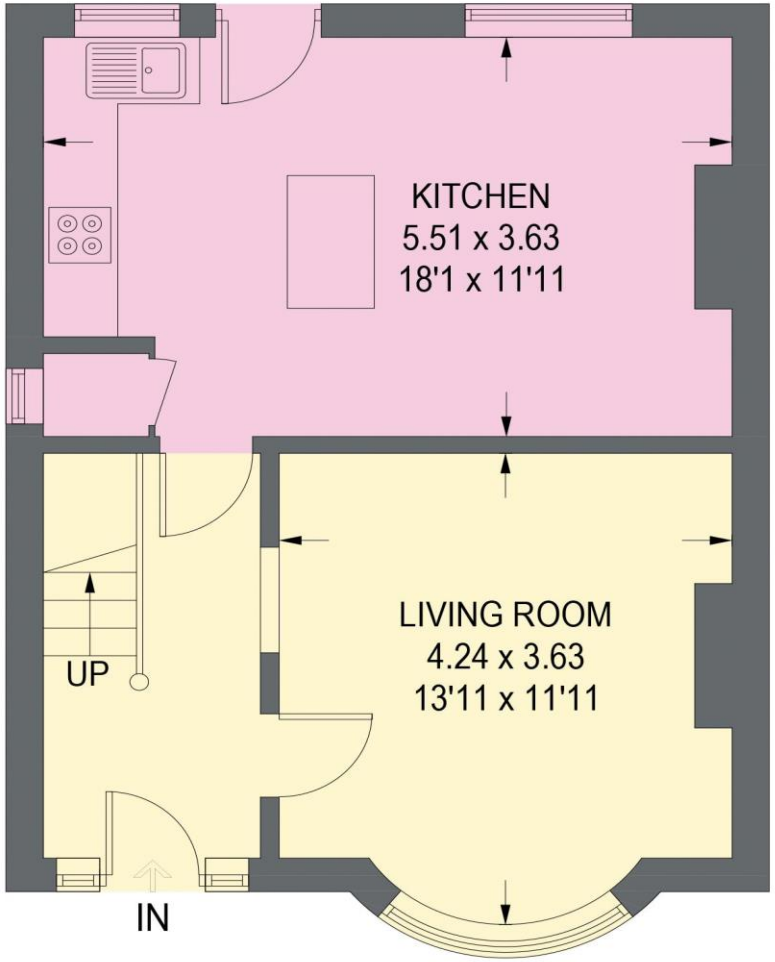
Asking Price £210,000

An attractive three-bedroom semi-detached home in the popular area of Woodhouse, featuring modern, light and airy interiors, a fantastic entertaining dining kitchen, and a private rear garden. Ideally located for local amenities, schools and transport links, the property offers well-balanced living space and would be perfect for first-time buyers or families. Elevated from the roadside, the property makes a wonderful first impression. As you step into the entrance hallway you are greeted with a sense of space and light, along with the charming feature of a small internal window looking through into the lounge. Natural light streams through from the rear kitchen window into the hallway, creating a bright and welcoming entrance. The lounge is positioned to the front of the property and features a bay window, creating a cosy and inviting feel. Finished in neutral tones with carpeting and a decorative fire surround, the room also benefits from made-to-measure blinds, providing a comfortable space for relaxing. To the rear of the property is the dining kitchen, truly the hub of the home and an ideal space for entertaining. The kitchen features an impressive breakfast bar island, as well as plenty of space for a formal dining table. Fitted units provide ample storage, including a useful pantry cupboard. The kitchen is fitted with an integrated oven and electric hob with extractor, and enjoys pleasant views over the rear garden, with a door providing direct access outside. Upstairs, the property offers two double bedrooms, both presented in simple neutral décor, along with a third single bedroom which would be ideal as a child's bedroom, dressing room or home office. The accommodation is complemented by a family bathroom fitted with a traditional white suite, along with built-in storage housing the boiler. Outside, to the rear, is a long and private garden, bordered by established hedging and mature planting, creating a pleasant and secluded outdoor space. To the front, mature planting provides additional privacy from the roadside. Beaver Hill Road is situated in the popular residential area of Woodhouse, which offers a good range of local shops, schools and amenities. The property is well placed for transport links into Sheffield city centre, while also providing convenient access to the motorway network and surrounding areas.

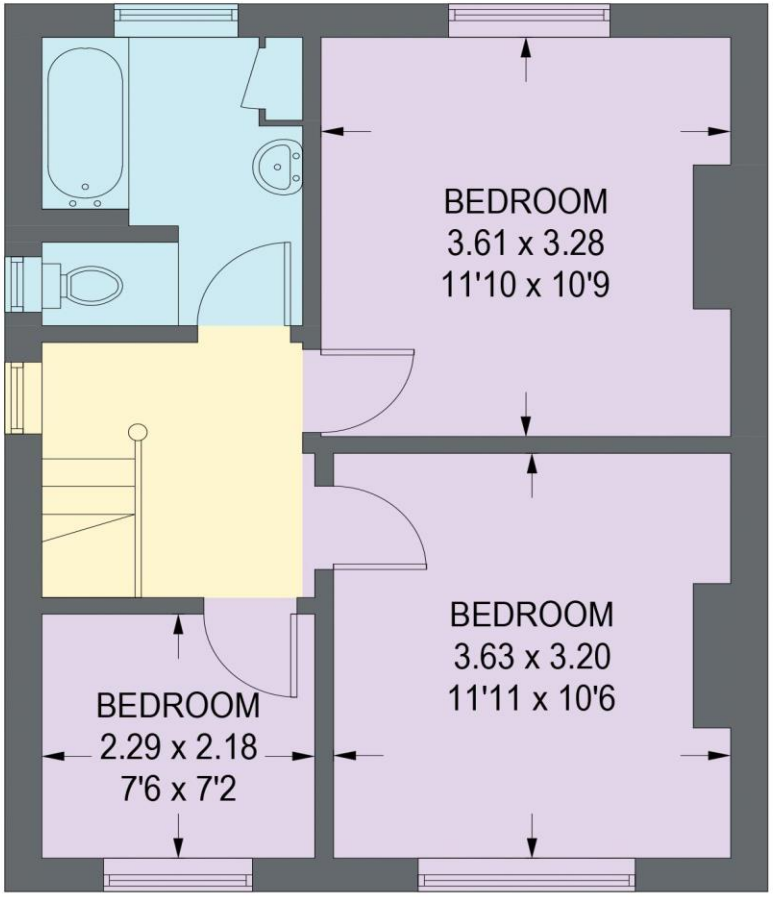
- Attractive Semi-Detached House
- Popular Area of Woodhouse, S13
- 3 Bedrooms
- Superb Entertaining Kitchen
- Cosy Living Room
- Light & Airy Accommodation
- Generous Rear Garden
- Great First Time Buyer Home
- Freehold
- Council Tax Band B, EPC Rating D

19 BEAVER HILL ROAD

APPROXIMATE GROSS INTERNAL AREA = 83.3 SQ M / 896 SQ FT



GROUND FLOOR
42.2 SQ M / 454 SQ FT



FIRST FLOOR
41.1 SQ M / 442 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1280646)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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