

## Marketing Preview



**18 Queens Road, Beighton, Sheffield, S20 1AW**

**£150,000**

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



NO CHAIN!! A fantastic opportunity to purchase this two bedroom terraced property. Offering an enclosed garden and a modern kitchen and bathroom. Close to Crystal Peaks, tram routes and Drakehouse Retail Park. Road links to the M1 Motorway and the City Centre, Ideal for first time buyers!

## SUMMARY

NO CHAIN!! A fantastic opportunity to purchase this two bedroom terraced property. Offering an enclosed garden and modern kitchen and bathroom which was fitted in December 2024. Close to Crystal Peaks, tram routes and Drakehouse Retail Park. Road links to the M1 Motorway and the City Centre, Ideal for first time buyers!

## LOUNGE 12'1" x 12'6"

Enter via a uPVC door into the lounge with white walls and laminate flooring. Ceiling light, radiator and window to the front. Door to the inner hallway.

## INNER HALLWAY

Having a stair rise to the first floor and a door to the kitchen/diner.

## KITCHEN/DINER 11'8" x 9'11"

Fitted with ample wall and base units, two textured worktops and acrylic splash back. Belfast sink with a mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine. Ceiling light, radiator and window to the rear. Vinyl flooring, doors to the cellar head and garden.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light and access to the loft. Doors to the two bedrooms and bathroom.

## BEDROOM ONE 12'1" x 12'2"

A double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the front.

## BEDROOM TWO 9'10" x 6'2"

A single bedroom with neutral decor, carpeted flooring and an over stairs storage cupboard. Ceiling light, radiator and window to the rear.

## BATHROOM 5'7" x 7'2"

A modern bathroom having a bath with an overhead electric shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

## OUTSIDE

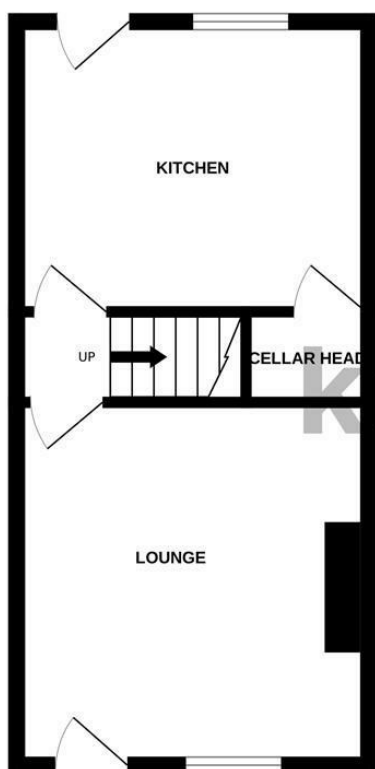
To the front of the property is a pebbled area and hedging.

To the rear of the property is an enclosed garden with a lawn area and shared access.

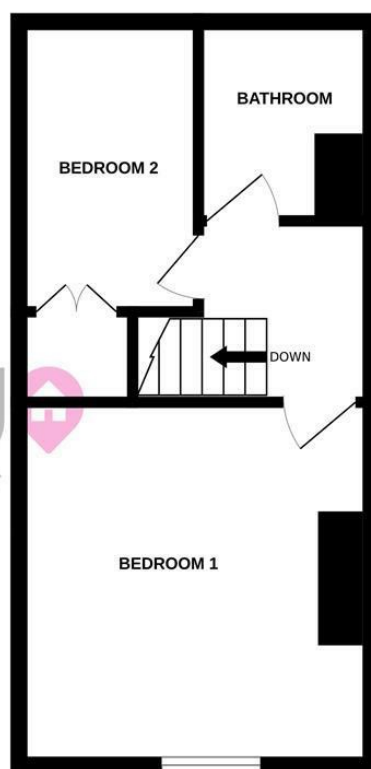
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- COMBI BOILER - FITTED DECEMBER 2024
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(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	

