



- THREE BEDROOMS
- POTENTIAL TO CONVERT/EXTEND
- GREAT LOCATION
- GARDENS TO FRONT AND REAR

Sevenairs Road, Beighton, Sheffield, S20 1NY

£220,000

THREE BED NEAR CRYSTAL PEAKS- A family home with further potential. The location is ideal for walking to crystal peaks, Westfield School and local transport links. The house has a Lounge and Kitchen diner with doors to the rear garden. Three bedrooms, bathroom and a garage. Viewings via website.



Property Description

PORCH

The front door opens in to a porch area which is open plan to the hall and provides access to the downstairs wc and the lounge.

LOUNGE

15' 1" x 11' 7" (4.6m x 3.55m) A good sized lounge with a feature electric fire set in a white wooden surround. The flooring is solid wood and the room extends under the stairs. There is a UPVC window to the front.

KITCHEN/DINER

10' 3" x 14' 9" (3.13m x 4.5m) Modernised to create a great space for entertaining with a large seating area to one end allowing the owner to cook and chat with guests. The single electric oven has an induction hob above with a modern extractor unit to the wall. The wood block work surfaces compliment the blue doors. Spaces (or appliances by separate negotiation) for a dishwasher, fridge freezer and washing machine. The modern grey sink and drainer are beneath the UPVC window which along with the twin UPVC patio doors overlook the rear garden.

LANDING

Providing access to all first floor rooms and the loft space, there is an over stairs cupboard which houses the boiler. There is also a UPVC window to the side.

BEDROOM 1

12' 4" x 7' 10" (3.78m x 2.39m) With fitted wardrobes this room has a UPVC window to the rear.

BEDROOM 2

10' 11" x 8' 5" (3.34m x 2.57m) A good sized double room to the front with a UPVC window.





BEDROOM 3

8' 10" x 6' 5" (2.71m x 1.98m) Located at the rear of the house with a UPVC window.

BATHROOM

Fitted with a white bath with shower over, white WC and white wash hand basin on pedestal. The room is tiled around the bath area and the splashbacks with a UPVC window to the front.

EXTERNAL

On approach to the property there is a low maintenance paved area and the driveway leading to the single garage. The rear of the property has a decked area forming a lovely patio seating area and a further decked area with a feature circular edge, a lawned area and borders with trees and shrubs. The rear garden is enclosed with Italian slate paving leading to the garage rear door.

MORTGAGES

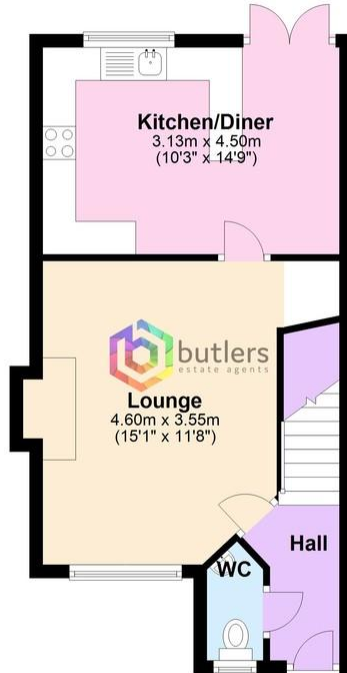
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VIEWINGS

Viewings can be booked on our website at butlers.co.uk

Ground Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



Total area: approx. 73.8 sq. metres (794.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and items on the plan should not be relied upon and no responsibility will be taken for any errors or omissions. The floorplan is owned by Butlers Estate Agents Ltd and should not be copied or reproduced without relevant authority
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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