

## 44 Grange Road, Beighton, Sheffield, S20 1BX



Set in generous gardens is this 3 bedroom semi-detached property located in the sought after Village of Beighton.

The accommodation to the ground floor comprises hallway, lounge, kitchen, utility and WC. To the first floor landing are three bedrooms and bathroom. To the front of the property is a driveway providing extensive off road parking; the rear garden is generously sized being mainly laid to lawn.

**£135,000 Freehold**





Lounge - 5.67m x 3.92m (18' 7" x 12' 10")

Downstairs Cloakroom

Utility

Kitchen - 3.6m x 3.23m (11' 10" x 10' 7")

Bedroom 1 - 3.72m x 3.32m (12' 2" x 10' 11")

Bedroom 2 - 2.96m x 3.15m (9' 9" x 10' 4")

Bedroom 3 - 1.78m x 3.29m (5' 10" x 10' 10")

Bathroom - 2.63m x 1.95m (8' 8" x 6' 5")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		