



76 Beechwood Road, Hillsborough, Sheffield, S6 4LN
Price £199,995

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****NEW BUILD**FREEHOLD**EXTREMELY ENERGY EFFICIENT**** Built to a high specification on three levels is this spacious three bedroom semi detached house perfect for a first time buyer. AN EARLY INSPECTION IS HIGHLY RECOMMENDED. The property benefits from gas fired central heating and double glazing. The accommodation comprises: open plan lounge with beautifully fitted kitchen beyond, downstairs WC and storage. Upstairs on two floors: three good size bedrooms the master benefiting from built in wardrobes, an ensuite and a family bathroom in addition.

- NO CHAIN
- NEW BUILD
- FREEHOLD
- HIGH SPECIFICATION
- LOW MAINTENANCE
- GCH & DOUBLE GLAZING
- CLOSE TO ALL LOCAL AMENITIES





Outside: Easily maintained gardens to both front and rear. Location: Within walking distance of Hillsborough itself which is full of shops, restaurants, local butchers, coffee shops etc. Supertram and public transport. Country walks. Good local schools and nurseries.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Gross External Area			Gross Internal Area		
Level	Area	Area (Sq Ft)	Level	Area	Area (Sq Ft)
Level 00	25 m ²	270 Sq Ft	Level 01	31 m ²	335 Sq Ft
Level 01	35 m ²	375 Sq Ft	Level 02	32 m ²	343 Sq Ft
Level 03	33 m ²	354 Sq Ft	Level 04	78 m ²	837 Sq Ft
Grand Total	103 m²	1102 Sq Ft	Grand Total	91 m²	974 Sq Ft



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