

Saxton Mee



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

**St Luke's**  
Sheffield's Hospice

## 76 Beechwood Road

Hillsborough

Price £199,995

**\*\*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.

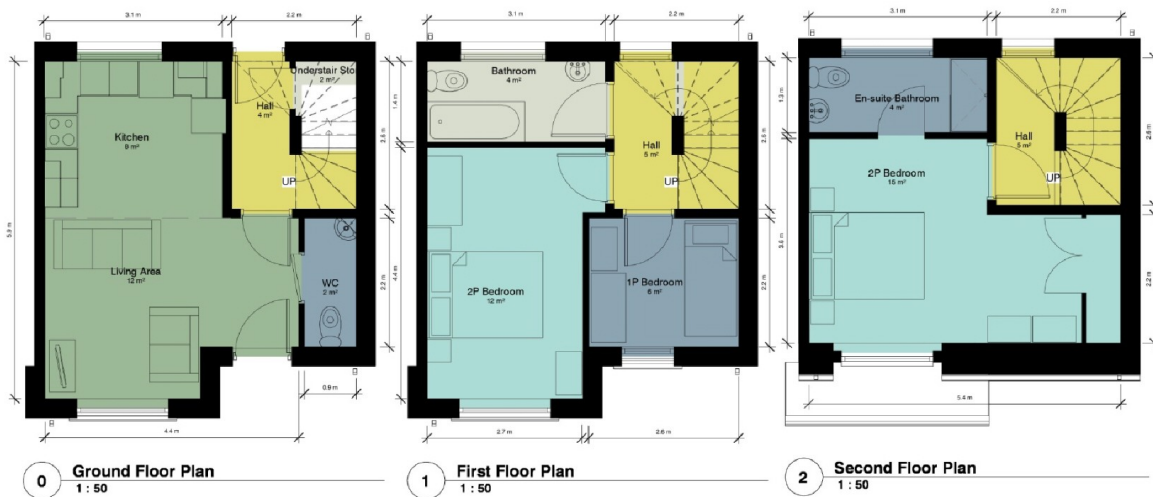
Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and 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

Level	Area	Area (Sq Ft)
Level 00	95 m <sup>2</sup>	1025 Sq Ft
Level 01	35 m <sup>2</sup>	378 Sq Ft
Level 02	30 m <sup>2</sup>	323 Sq Ft
Ground total	160 m <sup>2</sup>	1726 Sq Ft

## Gross Internal Area

Level	Area	Area (Sq Ft)
Level 00	91 m <sup>2</sup>	978 Sq Ft
Level 01	32 m <sup>2</sup>	343 Sq Ft
Level 02	28 m <sup>2</sup>	301 Sq Ft
Ground total	151 m <sup>2</sup>	1622 Sq Ft



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