

Freehold

Asking Price: £120,000

Lilac Road, Beighton, Sheffield, South  
Yorkshire, S20



LINCOLN RALPH



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# Lilac Road, Beighton, Sheffield, South Yorkshire, S20

## ATTENTION FIRST TIMERS! GREAT STARTER HOME, OFF ROAD PARKING, CLOSE TO AMENITIES AND ROAD NETWORKS!

Perfect for first timers or investors is this two bedroom middle town house that is ideally located to access a range of local amenities including the Crystal Peaks shopping centre along with the A57 and the M1 motorway network. The accommodation briefly comprises an entrance hallway, through lounge/diner and a fitted kitchen. To the first floor is a landing, two bedrooms and a bathroom. Outside the home has off road parking provided by a driveway and to the rear is an enclosed low maintenance garden. Viewing is recommended! Call Lincoln Ralph today

**Entrance Hall** Front facing double glazed entrance door, useful under stairs storage cupboard, coat cupboard and a radiator. Stairs rise to the first floor landing and doors open to the lounge and kitchen.

**Lounge/Diner** 5.84 x 3.34. (The latter measurement is the maximum measurement and reduces to 2.96) The focal point of the room is the fire surround with marble effect hearth and back incorporating a living flame gas fire. There is a front facing UPVC double glazed window, rear facing UPVC double glazed patio doors and a radiator.

**Kitchen** 2.83 x 2.34. Fitted with a range of wall mounted and base level units with work surfaces incorporating a sink unit with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, plumbing for a washing machine and space for a fridge freezer. Having tiling to splashback height, rear facing UPVC double glazed window and UPVC double glazed entrance door.

**Landing** Having access to the loft and doors open to the bedrooms and bathroom.

**Bedroom 1** 3.88 x 2.58. (The first measurement is taken to the front of the wardrobes) Having fitted wardrobes, front facing UPVC double glazed window, radiator and a storage cupboard.

**Bedroom 2** 3.21 x 2.74. Rear facing UPVC double glazed window, shower cubicle, and a radiator.

**Bathroom** 1.89 x 1.65. Fitted with a white suite comprising a panelled bath with shower over, low flush WC and a wash hand basin. Having tiling to the walls, radiator and a rear facing UPVC double glazed window.

**Outside** At the front off road parking is provided by a driveway. To the rear is an enclosed low maintenance garden that is primarily flagged. There is a garden shed and two useful brick outbuildings.

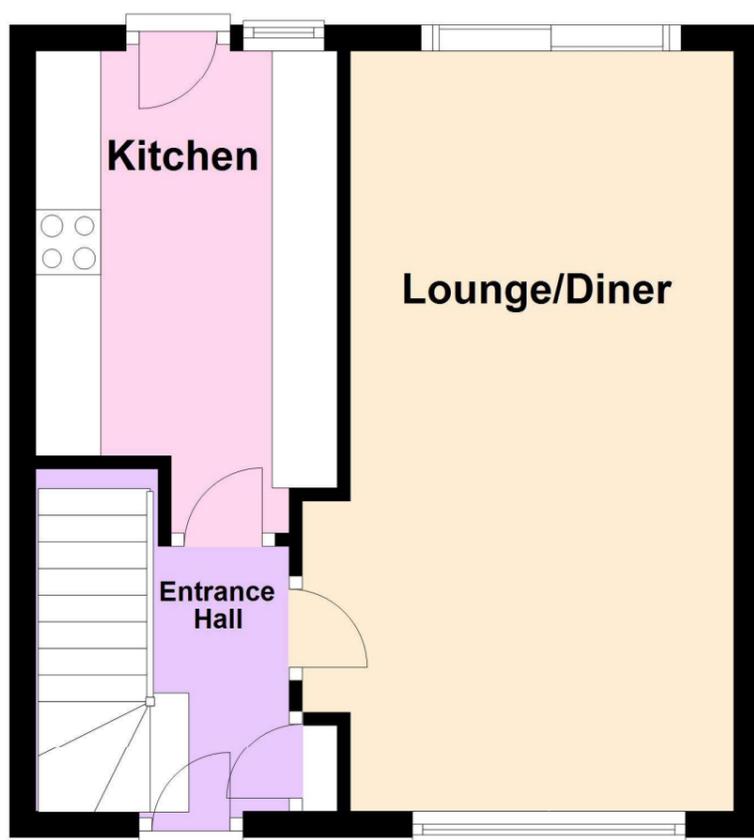


- Two bedroom middle town house
- Off road parking
- Perfect for first timers
- Well placed for local amenities
- Close to A57/M1 motorway
- Viewing is recommended!

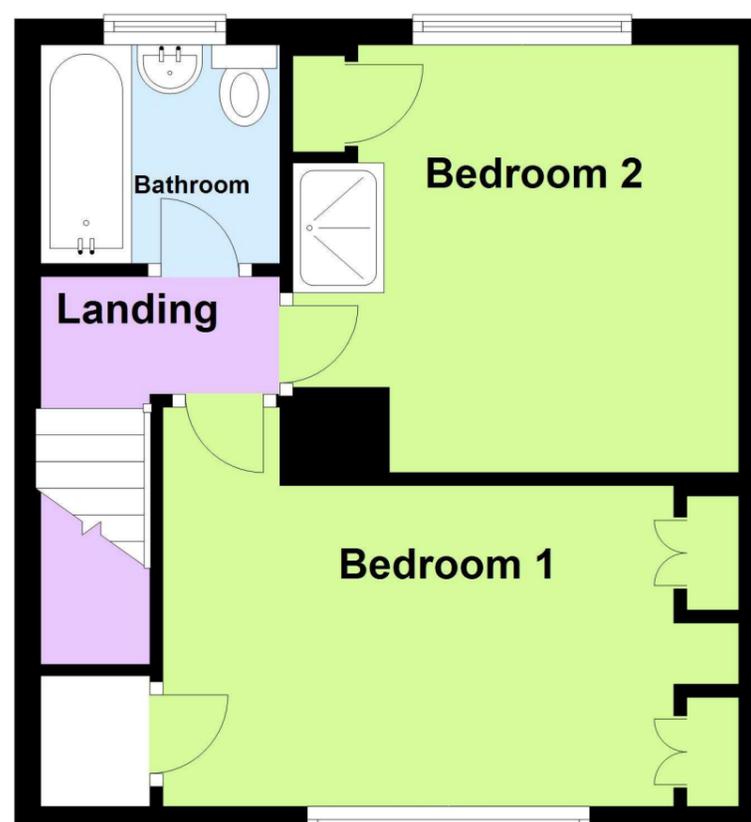
### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

## Ground Floor



## First Floor



Total area: approx. 62.6 sq. metres (673.5 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.