



Eastwood Terrace, 39 Beeley Wood Road, Hillsborough, Sheffield, South Yorkshire, S6 1NH

Offers In The Region Of £160,000

- MID TERRACED PROPERTY
- SUPERBLY PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZED
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FTB OR YOUNG FAMILY
- THREE BEDROOMS
- STYLISH KITCHEN AND BATHROOM
- GAS CENTRAL HEATING
- NO CHAIN
- OFF ROAD PARKING

39 Beeley Wood Road, Sheffield S6 1NH

Andersons are delighted to offer to the open market this refurbished three bedroom mid terraced property, which is located on the fringes of this ever popular and convenient residential area. Beeley Wood Road is only a short walk to the heart of Hillsborough with its excellent shopping facilities, which include a range of independent retailers, such as award winning butchers, fruit and veg shops, micro pubs as well as some of the usual high street names. If you work in the city centre and don't want to take the car, accessing the city centre couldn't be easier with a Supertram stop a short walk away. The property offers really well-presented and generously proportioned accommodation over three floors with uPVC double glazing, gas central heating and having a stylish modern kitchen and bathroom. The property benefits from a rear yard garden and off road parking.



Council Tax Band: A



ACCOMMODATION

GROUND FLOOR

LIVING ROOM

12'0" x 11'9"

Having a front facing UPVC door with double glazed panel and top light, UPVC double glazed window, coving and rose to the ceiling, laminate wood flooring and central heating radiator

INNER LOBBY

With staircase leading to first floor accommodation.

KITCHEN DINER

12'0" x 9'10", 196'10"

Fitted with a comprehensive range of units above and below square edged works surfaces with complimentary up stands and 'Metro' style tiled splashback. Integrated within these units is a 1 1/2 bowl stainless steel sink with mixer taps and a single electric oven with induction hob over. There is also space and plumbing for an automatic washing machine. There is an Ideal Exclusive combination boiler, a rear facing UPVC double glazed window, a rear facing UPVC door, a central heating radiator and laminate flooring. A door leads to the cellar area.

CELLAR ONE

11'4" m x 11'2" m

Housing the electrical consumer unit, electric meter, central heating radiator and cold slab.

CELLAR TWO

6'7" m x 5'0" m

A smaller room with vaulted ceiling and housing the gas meter

FIRST FLOOR

LANDING

With a spindle balustrade and access to staircase which in turn leads to the first floor accommodation

BEDROOM ONE

12'0" x 11'9"

With a front facing UPVC double glazed window, a central heating radiator, a Victorian style cast-iron fire surround and useful under stairs cupboard, which provides storage.

BEDROOM TWO

9'6" x 6'7"

With a rear facing uPVC double glazed window, a central heating radiator and Victorian style fireplace.

BATHROOM

9'5" x 4'10"

Fitted with a stylish three-piece white suite comprising of a panelled bath with mixer shower over, low flush WC and wash hand basin. This lovely bathroom is fully tiled in a contemporary marble effect ceramic tile and has a UPVC double glazed window and chrome style ladder radiator.

BEDROOM THREE

18'2" 12'0"

Having a large rear facing Velux style skylight, access points into the eave storage, a central heating radiator and exposed brick feature chimney stacked.

OUTSIDE

None of the front gardens are in the ownership of the Beeley Wood Road residents but are maintained by the owners. To the rear of the property sees a south west facing, paved garden enclosed by timber fencing. A gate leads out onto an area to the rear of the property where there is allocated parking.

GENERAL

Tenure: - The property is currently leasehold with 78 years remaining at a ground rent £1.64pa. The vendors are in the process of purchasing the Freehold and so the property will be sold with the benefit of a Freehold title.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

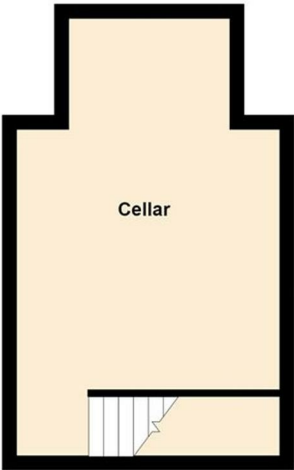
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

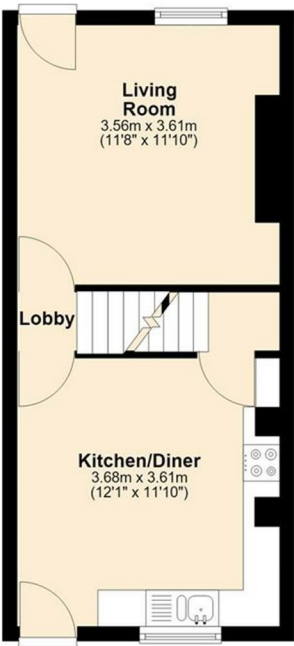
Basement

Approx. 19.5 sq. metres (209.5 sq. feet)



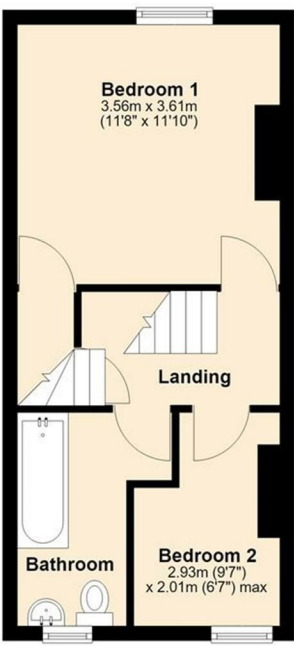
Ground Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



Second Floor

Approx. 19.9 sq. metres (214.4 sq. feet)

