

Saxton Mee

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**Beaver Hill Road Sheffield S13 7UA**  
**Price £145,000**

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

# Beaver Hill Road

Sheffield S13 7UA

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**\*\* NO CHAIN \*\* FREEHOLD \*\*** Ideal for the discerning purchaser to alter, adapt and improve to their own style is this larger than average bay fronted, three bedroom, semi-detached home in the popular location of Woodhouse, Sheffield 13. The property is in need of a full scheme of modernisation, including the installation of gas fired central heating, however benefits from uPVC double glazing throughout. Briefly, the accommodation comprises: Spacious entrance hallway. Bay windowed lounge to the front with gas fireplace. Separate kitchen with a range of units, space for a gas cooker, washing machine and fridge freezer. Large pantry. Dining room with feature fireplace. First floor: Two generously proportioned double bedrooms. Single bedroom three. Bathroom with suite comprising wash basin, W.C and bath with shower over. Loft space ideal for storage.

- THREE BEDROOMS
- RENOVATION REQUIRED
- GOOD SIZED GARDEN
- NO ONWARDS CHAIN
- SOUGHT AFTER LOCATION
- EASY ACCESS TO THE MOTORWAY NETWORK





## OUTSIDE

To the front is a garden with low stone wall. Steps rise to the front door. Whilst to the rear is a good sized mature garden with a range of established plants, pond and shrubs. Ideal for a family.

## LOCATION

Ideally located for the amenities in Woodhouse including Co-op Supermarket, Pharmacy and Woodhouse Health Centre. Woodhouse Children's Nursery and Brunswick Community Primary School. Shirebrook Valley Nature Reserve close by. Excellent motorway connections and public transport links.

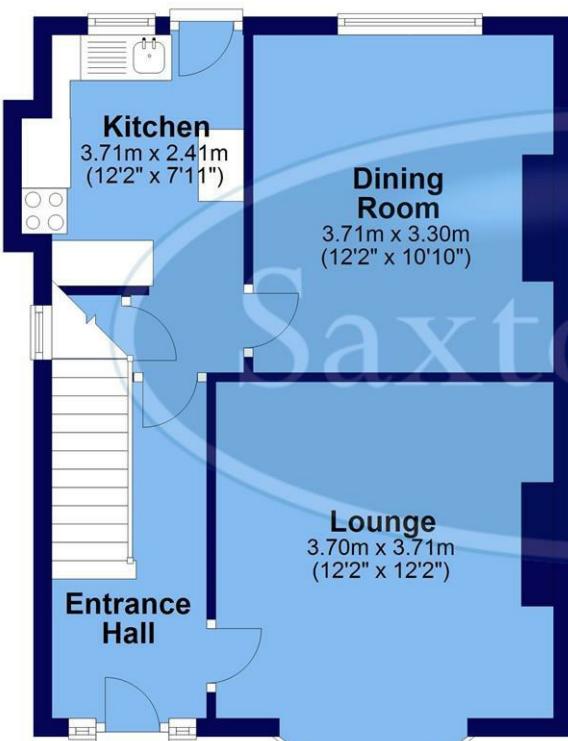
## VALUER

Lewis Hughes MNAEA

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.

## Ground Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 83.4 sq. metres (897.9 sq. feet)

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Hillsborough  
Stocksbridge**

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