

Orchard Lane,Beighton Sheffield S20 1EW

william h brown

welcome to

Orchard Lane,Beighton Sheffield

GUIDE PRICE £160,000 - £170,000 Ideal for first-time buyers, this 3-bed home in Beighton offers a spacious living room, kitchen/diner with garden access, fitted wardrobes, a modern shower room, and a lawned wrap around garden with decking.













Porch
The entrance to the property.

Kitchen / Dining Room
9' 6" x 14' 9" (2.90m x 4.50m)
Having a range of wall and base units, a radiator and an integrated oven with gas hob. There's also space for a dining table and access to the rear garden via a back door.

Living Room
15' 8" x 14' 8" (4.78m x 4.47m)
Having a front facing double glazed window, a radiator and a fireplace . Also providing access to the first floor accommodation via a staircase which has understairs storage.

Landing
To the top of the stairs there is storage space.

Bedroom 1
8' 4" x 13' 9" (2.54m x 4.19m)
Having a front facing double glazed window, a radiator and fitted wardrobes.

Bedroom 2
12' 6" x 8' 3" (3.81m x 2.51m)
Having a rear facing double glazed window,a radiator and fitted wardrobes.

Bedroom 3
6' x 10' 7" (1.83m x 3.23m)
Having a front facing double glazed window, storage space and a radiator.

Shower Room
Having a rear facing double glazed window a WC, a shower and a vanity sink unit.

Garden
Having an enclosed lawned wrap around garden with a decked seating area and a shed.

Garage
Having a garage separate to the property providing off street parking.

Additional Features
There is additional storage at the top of the stairs as well as understairs storage

Agents Note
It is our understanding that the Property is not registered at the Land Registry. Your conveyancer will take the necessary steps and advise you accordingly.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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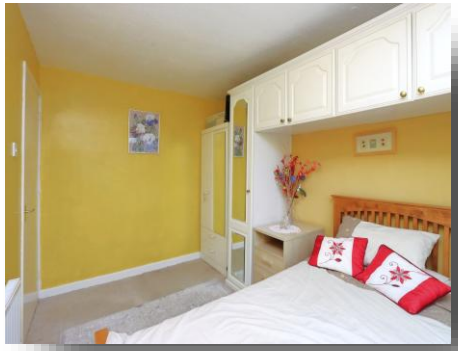
- GUIDE PRICE £160,000 - £170,000
- Three bedrooms end terraced property
- Generously sized lounge
- Enclosed wrap around garden
- Access to local amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: A

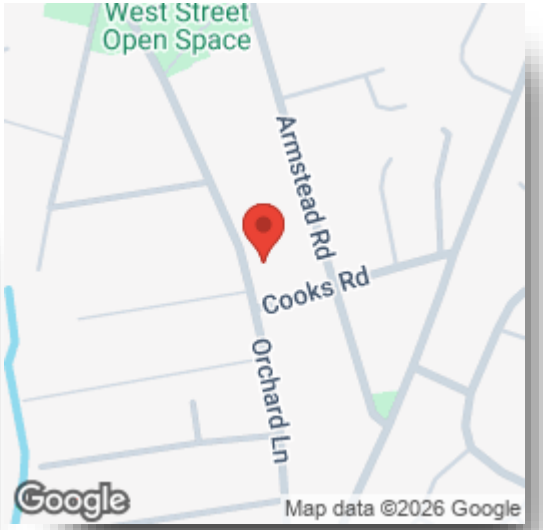
guide price

£160,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CPK114484 - 0019

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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