



£160,000 OIRO

Victoria Road, Beighton, Sheffield

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Two Double Bedrooms
- Loft Room with Potential for a Third Bedroom
- Modern Lounge
- Dining Area with Extended Kitchen
- Fabulous Bathroom
- Landscaped Garden with Bar & WC
- Beautifully Appointed Throughout
- Sought After Location
- MUST BE VIEWED!

## Property Description

A STUNNING PROPERTY, ONE OF THE BEST THAT WE'VE SEEN...WITH LANDSCAPED GARDENS & CONVERTED LOFT ON VICTORIA ROAD, NUMBER 15...!  
Uflit are delighted to welcome to the market this deceptively spacious semi-detached property, ideally suited to the first-time buyer or growing family.

## Main Particulars

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Uflit are delighted to welcome to the market this deceptively spacious semi-detached property, ideally suited to the first-time buyer or growing family. This beautiful and modern home boasts a spacious lounge, a further dining area and kitchen. To the first floor two double bedrooms and a modern family bathroom. A rear hallway provides access to a converted loft space with potential for a staircase to create a further bedroom. The outside benefits from a low maintenance frontage with road side parking. To the rear a stunning landscaped garden with patio areas and a quirky bar & wc. Located in a sought-after area of Beighton close to local amenities, excellent transport links and schools. A stunning property awaiting your furniture. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

**Lounge** w: 3.8m x l: 3.4m (w: 12' 6" x l: 11' 2")

Entering through a front glazed upvc door with overhead sky light to a beautifully presented lounge. A front facing upvc glazed window illuminates and a radiator adds warmth, a bespoke cupboard adopts the chimney recess and a door to the inner hall where a further door opens to the dining area and carpeted stairs lead to the first-floor accommodation.

**Diner** w: 3.8m x l: 3.7m (w: 12' 6" x l: 12' 2")

A beautiful second reception room where vinyl flooring seamlessly flows through to the offset kitchen, a rear facing upvc window adds light, radiator, spot lighting and a door to understairs storage.

**Kitchen** w: 2m x l: 2.7m (w: 6' 7" x l: 8' 10")

A beautiful modern kitchen featuring a range of wall and base units with complimentary worksurface areas and tiled back panels, built-in electric oven, electric hob, extractor fan and plumbing for further utilities. A continuation of the vinyl flooring, side facing upvc window and a glazed upvc door to the rear.

### FIRST FLOOR:

#### Landing

An offset carpeted landing with doors giving access to two bedrooms.

**Master bedroom** w: 3.8m x l: 3.4m (w: 12' 6" x l: 11' 2")

A double bedroom with carpeted flooring, radiator, a front facing upvc window and a door to the rear hallway.

**Bedroom 2** w: 2.6m x l: 3.7m (w: 8' 6" x l: 12' 2")

A further double bedroom with a range of fitted furniture, carpeted flooring, radiator, rear facing upvc window and a door to the rear hallway.

### **Rear hall**

With carpeted flooring, spot lighting and a loft hatch with ladder to a fully boarded converted loft space with carpeted flooring and a Velux window and a door gives access to the bathroom.

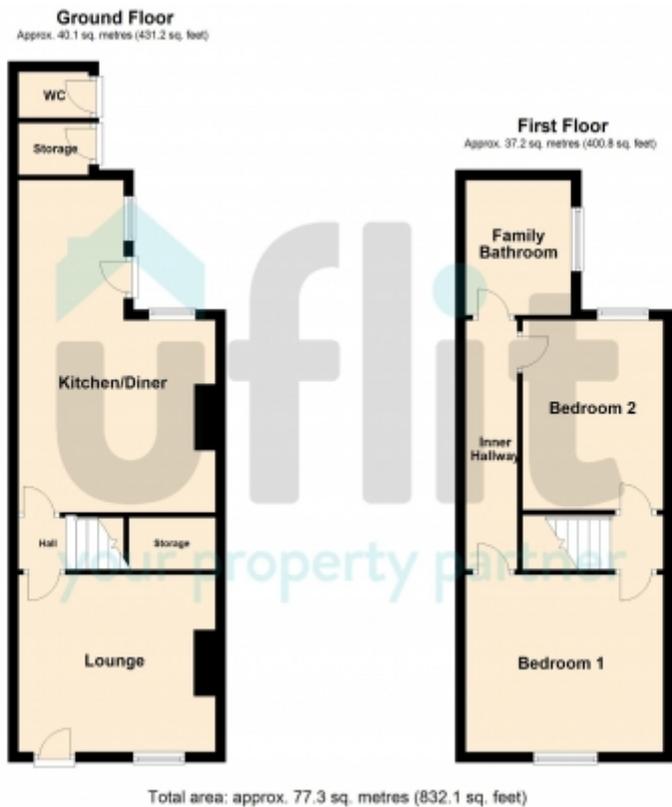
**Family Bathroom** w: 2m x l: 2.5m (w: 6' 7" x l: 8' 2")

A well-presented modern bathroom comprising of a p-shaped panelled bath with overhead shower and screen. A vanity unit housing both wash hand basin and WC. Partially tiled walls with contrasting vinyl flooring, heated towel rail, spot lighting and a side facing upvc window.

### **Outside**

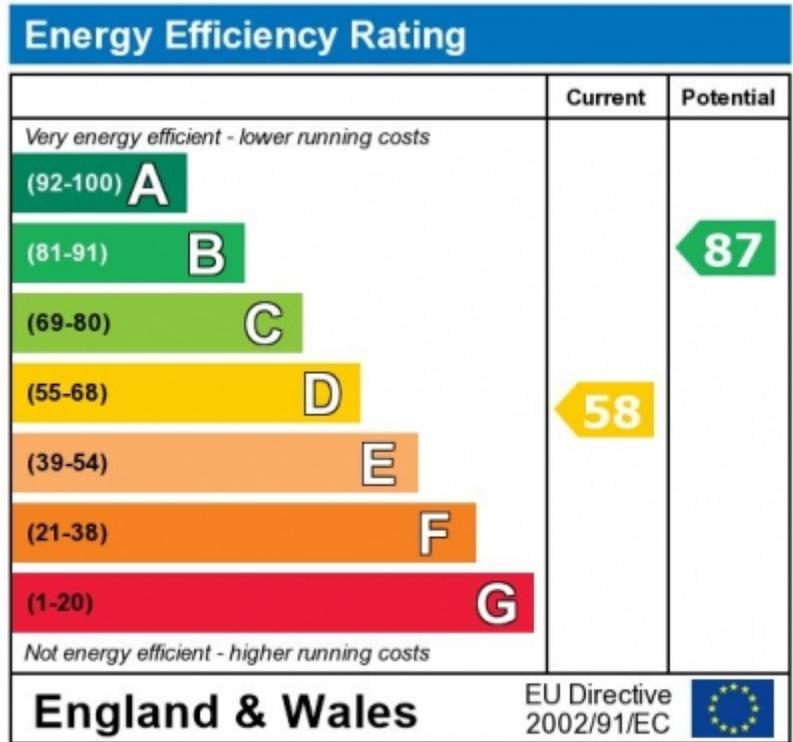
A walled frontage protects a low maintenance block paved area, side gated access to the rear where a stunning Indian stone patio separates lawned gardens. Beyond the Indian stone creates a further seating area with a delicate pagoda. A quirky addition is a bespoke bar and an adjoining brick-built out house creating storage whilst housing a WC.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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