

**14 Cockshutt Avenue, Beauchief**  
Sheffield

Guide Price **£425,000**



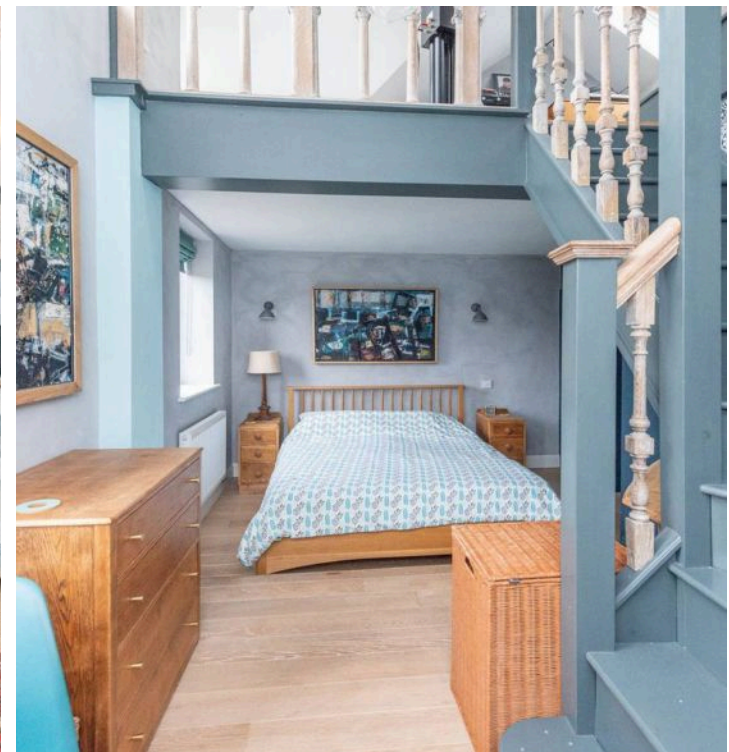
# 14 Cockshutt Avenue

Beauchief, Sheffield

GUIDE PRICE £425,000-£450,000 An absolutely gorgeous, three bedroom, bay window semi detached home. Having been expertly extended to the side, rear and loft to create this unique and bespoke finish throughout, framed by a wonderful first floor master rear bedroom with en-suite wet room. Offering up an open plan rear kitchen/diner, large front family/sitting room, ample off road parking, garage store and incredible rear sunny private garden it's easy to say that this property is absolutely pitch perfect for the growing family market looking for a forever home. With three impressive floors of light and super spacious accommodation that total 1,545 sq feet together with some incredible views, the finish has been created with a real flare for design with no expense spared by the current vendors. This property simply must be viewed to be fully appreciated. Quietly tucked away on this no through cul-de-sac in the heart of this ever popular residential suburb, close to numerous local amenities including St James retail park, excellent Council Tax band: C

Tenure: Leasehold

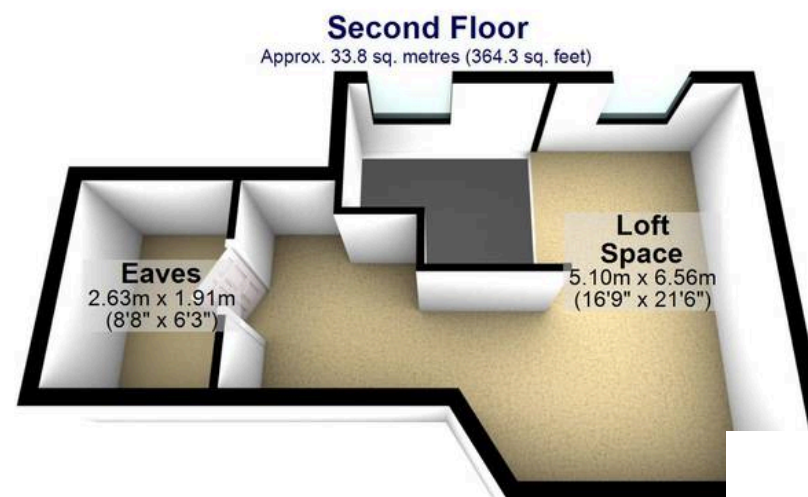
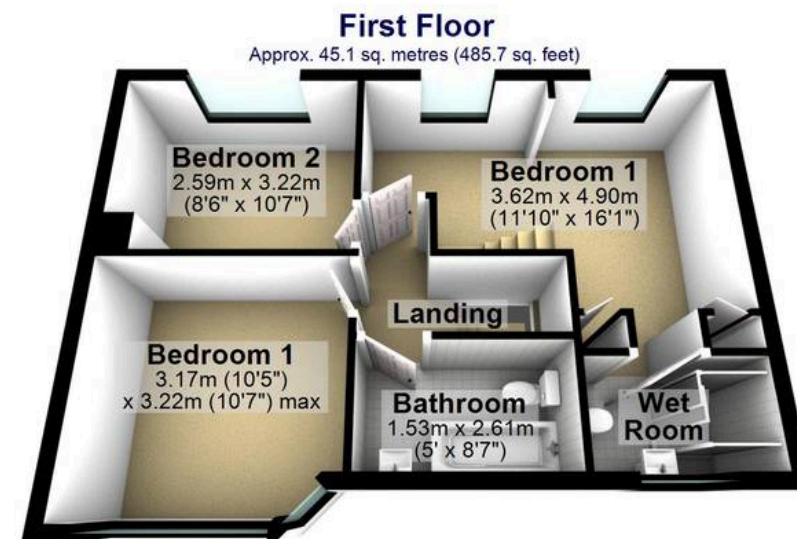
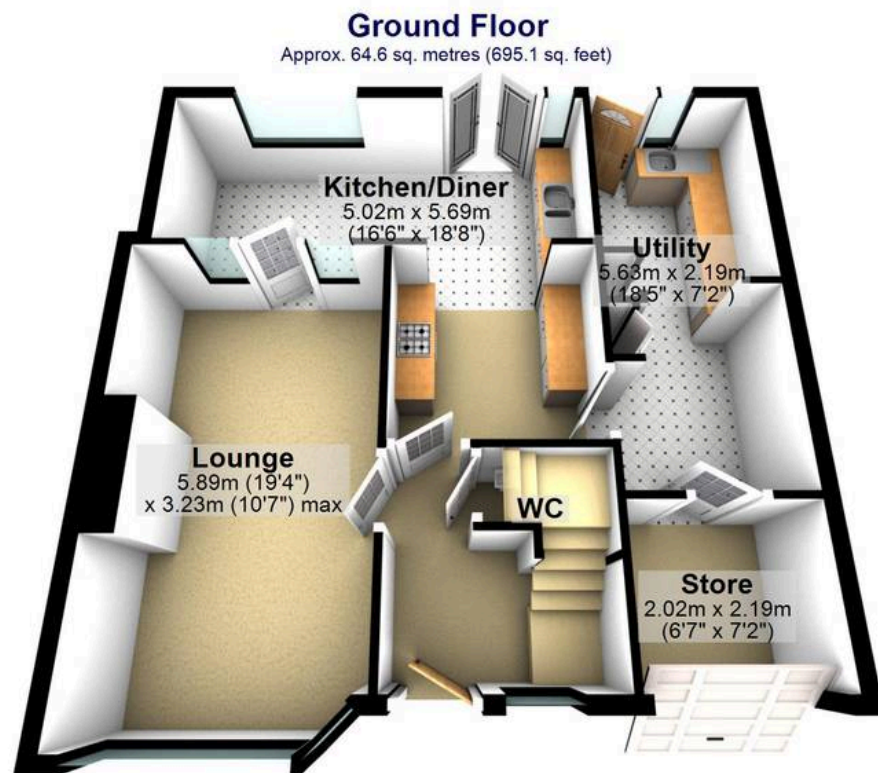
- EXPERTLY EXTENDED TO THE SIDE REAR AND LOFT
- BESPOKE AND UNIQUE INTERNAL LAYOUT THAT REALLY NEEDS TO BE VIEWED TO BE FULLY APPRECIATED
- THREE INCREDIBLE FLOORS OF ACCOMMODATION THAT TOTAL AN IMPRESSIVE 1,554 SQ FEET
- EXCELLENT LOCAL SCHOOL CATCHMENTS AVAILABLE
- QUIET CUL DE SAC POSITION ON THIS WELL SOUGHT AFTER ROAD
- FABULOUS REAR VIEWS AND LARGE PRIVATE SUNNY FAMILY GARDEN











Total area: approx. 143.5 sq. metres (1545.1 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.