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40 Old Park Road, Beauchief  
Sheffield

Guide Price £360,000 - £390,000



# 40 Old Park Road

Beauchief, Sheffield

An absolutely fabulous and tastefully extended four bedrooomed, two bathroomed, contemporary semi detached family home. Ideally placed in the very heart of one of Sheffield's most popular and well sought after residential suburbs within catchment for top performing schools, great local amenities easy access to central Sheffield and of course The Peak District is just up the road. With beautiful rear private larger than expected family garden, parking to the front, this superb property will appeal hugely to the growing family market and must be viewed internally to be fully appreciated. Standing in this superb position on this quiet residential road number 40 offers extremely spacious, light and versatile accommodation carefully arranged over two floors that total an impressive 1,170 sq feet. Council Tax band: C Tenure: Leasehold

- FABULOUS FOUR BEDROOM TWO BATHROOM SEMI DETACHED FAMILY HOME
- TASTEFULLY EXTENDED WITH A DOUBLE STORY SIDE EXTENSION
- BEAUTIFUL THROUGH LIGHT AND SPACIOUS THROUGH SITTING/DINING ROOM LARGE UTILITY ROOM AND DINING KITCHEN
- QUIET RESIDENTIAL ROAD IN THE HEART OF ULTRA POPULAR BEAUCHIEF
- EXCELLENT LOCAL SCHOOLING CATCHMENTS ON OFFER
- LARGER THAN EXPECTED REAR PRIVATE SUNNY GARDEN AND OFF ROAD DRIVEWAY TO THE FRONT
- TWO FLOORS OF WELL PRESENTED AND PROPORTIONED ACCOMMODATION TOTTALLING AN IMPRESSIVE 1,170 SQ FEET
- PITCH PERFECT FOR THE GROWING FAMILY MARKET WITH VIEWING ESSENTIAL TO DO FULL JUSTICE



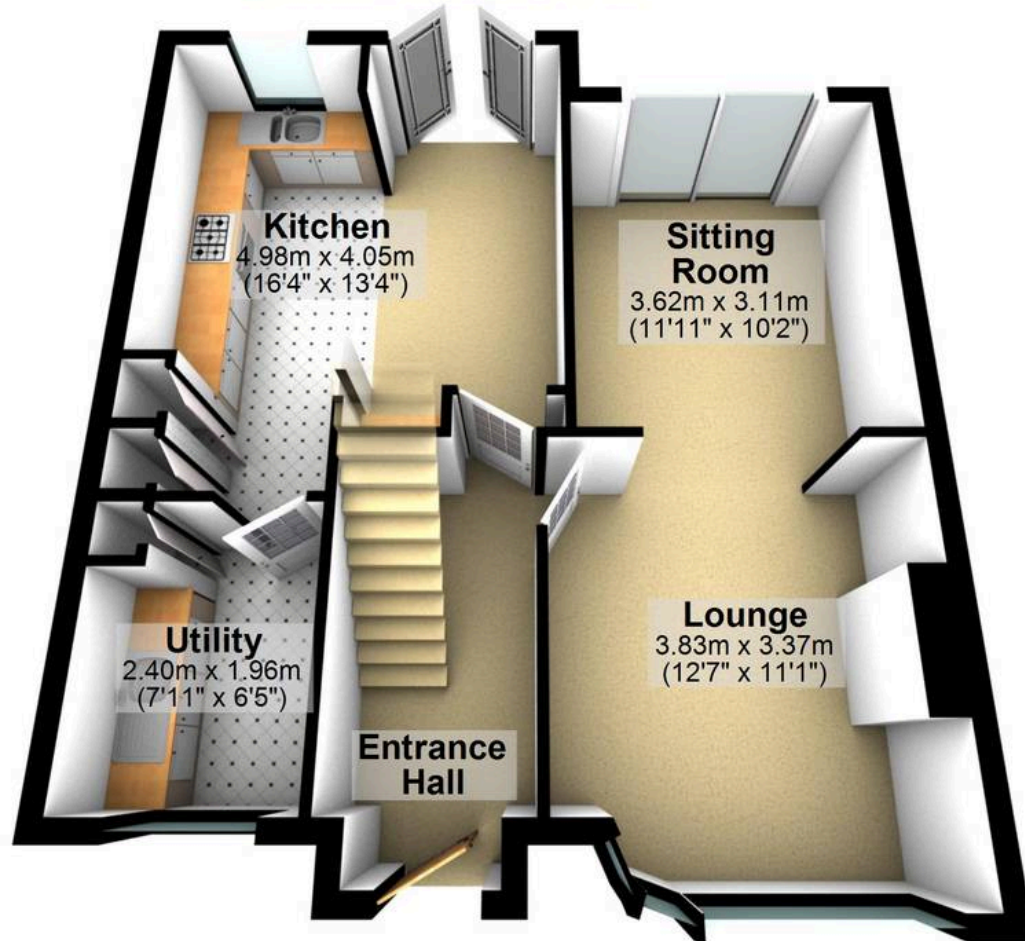






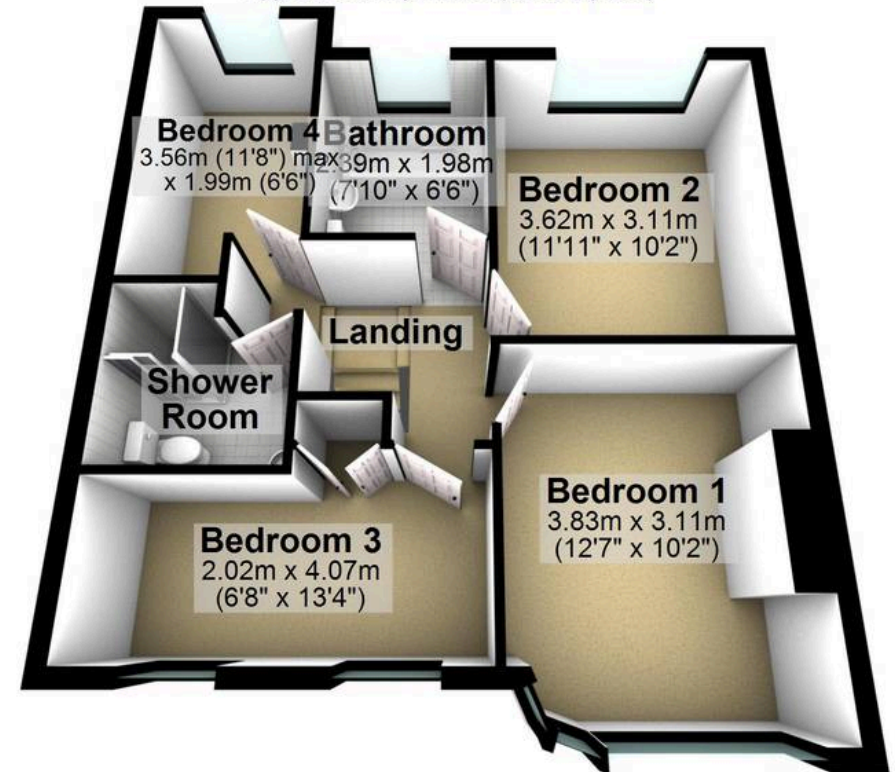
## Ground Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



## First Floor

Approx. 53.1 sq. metres (572.0 sq. feet)



Total area: approx. 108.7 sq. metres (1170.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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