



**Birkendale View Birkendale Sheffield S6 3NN**  
**Offers Around £550,000**

## Birkendale View

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**\*\* FREEHOLD \*\*** An incredibly exciting opportunity has arisen to purchase this strikingly attractive, double fronted, three bedroom detached family home which is located within the highly sought after Birkendale Conservation area. Offered to the open market with no onward chain, the property requires a scheme of updating with obvious exciting potential to renovate the property to your own personal taste. The property sits within a superb sized plot with a sweeping drive and larger south facing gardens to the front.

On the ground floor the accommodation briefly comprises a central entrance hall, two bay windowed reception rooms, a good sized kitchen to the rear which has been updated within recent years, and a separate utility room.

The first floor has two excellent sized double bedrooms, a third smaller double bedroom, a bathroom, and a separate WC.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- IN NEED OF MODERNISING
- SUPER SIZED PLOT
- EXCITING POTENTIAL
- ORIGINAL PERIOD FEATURES
- BIRKENDALE CONSERVATION AREA
- POPULAR LOCATION
- DETACHED DOUBLE GARAGE
- FREEHOLD / EPC RATING E





## OUTSIDE

The property is sat within fabulous grounds accessed via a sweeping private driveway that leads to a detached double garage. There is a lawn area to the front along with well established beds that have a variety of plants, shrubs and trees. To the rear are paved patio areas.

## LOCATION

Situated in this quiet and tranquil backwater location. The area being of a semi-rural nature yet less than 2 miles from Sheffield City Centre. Regular local transport is provided by bus routes and the Supertram. Birkendale Conservation area benefits from good local schools, and is well positioned for access to the central Hospitals and various University campuses.

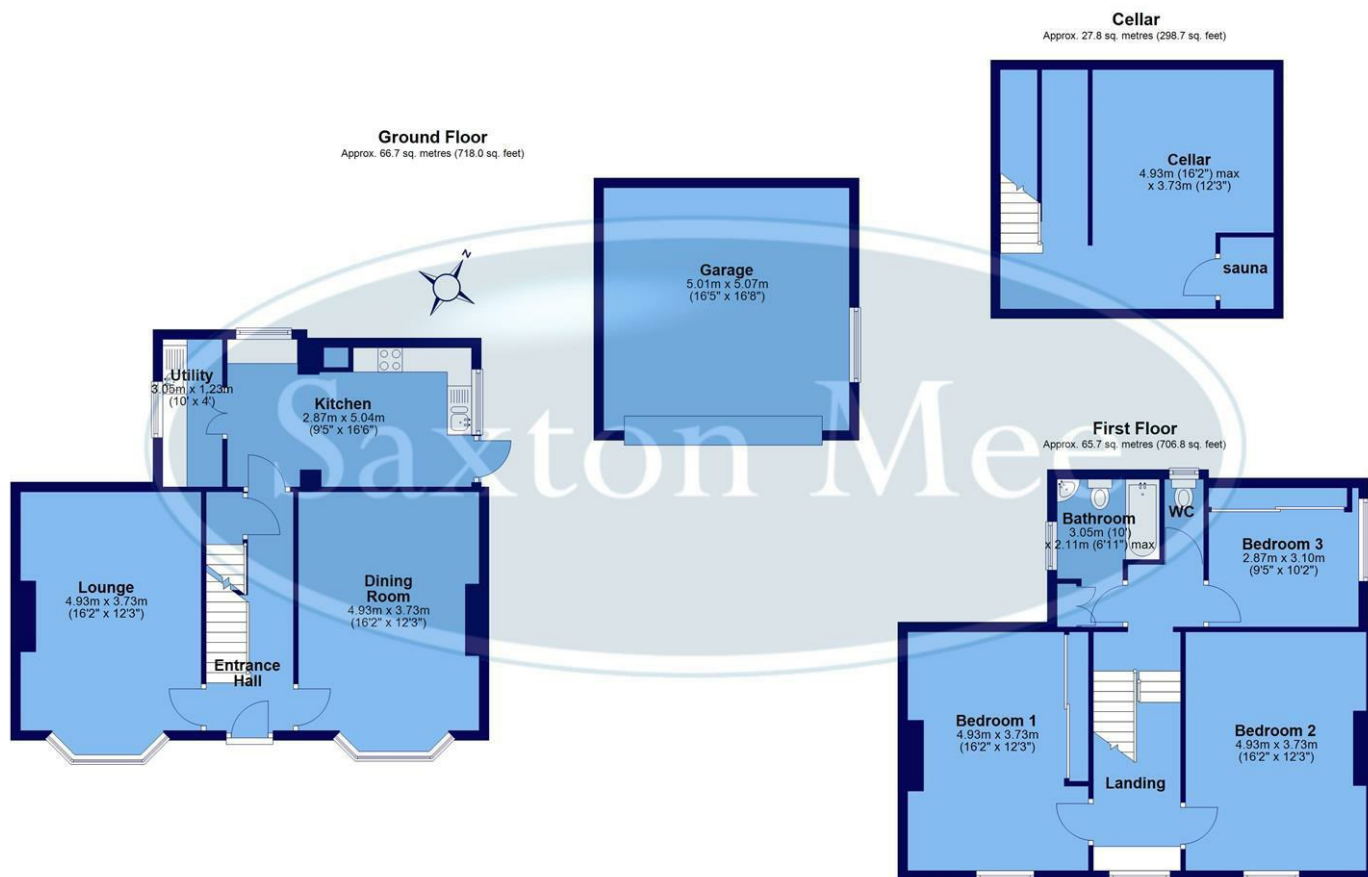
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

## VALUER

Chris Spooner ANAEA

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.



Total area: approx. 160.1 sq. metres (1723.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
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245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			68
(39-54) <b>E</b>			
(21-38) <b>F</b>		42	
(1-10) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	