

Saxton Mee

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Birley Rise Road Birley Carr Sheffield S6 1HQ
Offers In The Region Of £220,000



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Found on this attractive tree-lined on this quiet cul-de-sac is this effectively extended three bedroom semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating. The property is close to amenities, schools and transport links along with easy access to the city centre and the M1 motorway.

Tastefully decorated throughout, the well presented living accommodation briefly comprises; enter through a side composite door into the entrance hall, from here there is access into the lounge and kitchen. The well proportioned lounge has a lovely, large bay window filling the room with natural light, while enjoying the pleasant outlook. The focal point of the room is the electric fire. A door then gives access into the dining room with an under stair cupboard and a uPVC sliding door opening onto the rear garden, providing a perfect extension for indoor outdoor dining. The separate, good sized kitchen has a range of wall, base and drawer units with attractive wooden worktops. Integrated appliances include a double electric oven, four ring hob with extractor above along with space and plumbing for a washing machine, dishwasher and fridge freezer. There is breakfast bar and side composite entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the three bedrooms and a shower room. The master is to the front aspect and has fitted wardrobes and cupboards. Double bedroom two has fitted wardrobes. Bedroom three is to the front aspect with a fitted wardrobe and is currently used as a home office. The shower room is fully tiled and has a walk-in shower, WC and wash basin set in a vanity unit.

- WELL PRESENTED, EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE, DINING ROOM & KITCHEN
- EXTENDED PORCH
- SHOWER ROOM
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- POPULAR RESIDENTIAL AREA
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE & M1 MOTORWAY
- QUIET CUL-DE-SAC POSITION





OUTSIDE

A low wall encloses a front lawned garden. A driveway provides off-road parking and this leads down the side of the property. The fully enclosed tiered rear garden has a patio, lawn and a wooden decked seating area.

LOCATION

Located in the welcoming neighbourhood of Birley Carr, with an array of local amenities nearby, including supermarkets, Kilner Way Retail Park, shops, cafes, and well-regarded schools, making it ideal for families and professionals alike. For nature lovers, Back Edge is only a short walk or bike ride away, which gives open views across the valley and access to a network of public footpaths leading towards Beeley Wood, Birley Edge, Grenoside, Wheata Woods, Greno Woods, Wharnccliffe Woods and beyond. Hillsborough Park is also nearby offering further green space for leisurely walks and outdoor activities. Excellent transport links, including frequent bus routes and proximity to Sheffield's tram network, provide convenient connections to the city centre and beyond.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 29th September 1965. The property is currently Council Tax Band B.

VALUER

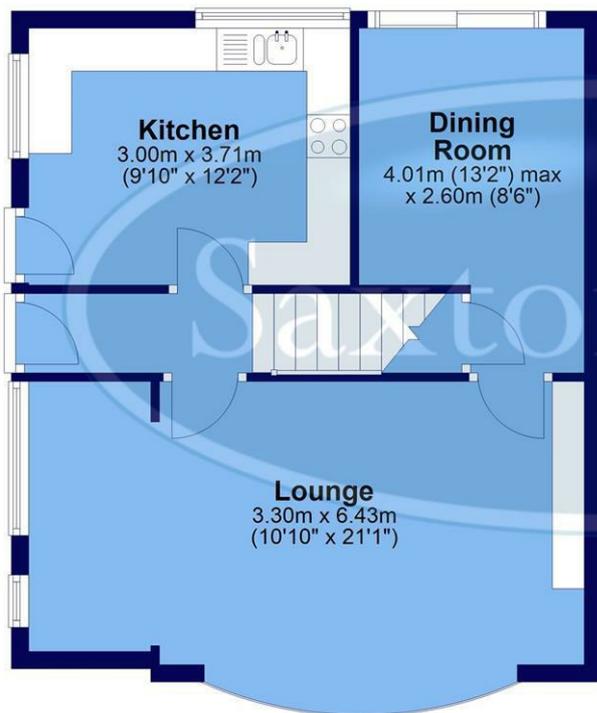
Greg Ashmore MNAEA

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.



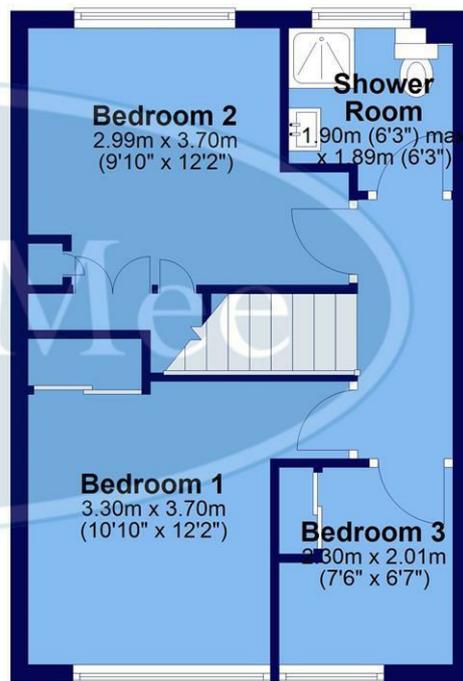
Ground Floor

Approx. 47.8 sq. metres (514.2 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 84.1 sq. metres (904.8 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(59-54)	E		
(47-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		84	66
EU Directive 2002/91/EC			

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