



## Birley Moor Close, Frecheville, Sheffield

STUNNING FAMILY HOME!! A fantastic opportunity to purchase this modern throughout and extended four bedroom detached property situated in a popular residential area! Benefiting from modern kitchen and bathroom, hive heating system, enclosed rear garden and off road parking for two cars. The property is well positioned for local amenities and main public transport links. With good road links to Sheffield City Centre and within close proximity to a choice of local schools.

## Asking Price Of £235,000

- FOUR BEDROOMS
- DETACHED HOUSE
- MODERN AND SPACIOUS THROUGHOUT
- DOWNSTAIRS WC
- OFF ROAD PARKING





## Property Description

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### HALLWAY/UTILITY ROOM 5' 6" x 18' 3" (1.70m x 5.57m)

Enter through composite door into hallway/utility room with laminate flooring and neutral decor. Ceiling light, radiator and window. Under counter space for washing machine and dryer with external outlet. Opening to kitchen and UPVC door onto rear garden.

### KITCHEN/DINER 14' 4" x 17' 0" (4.37m x 5.19m)

A large open plan kitchen/diner fitted with ample wall and base units, contrasting worktops and one and a half sink with mixer tap. Under counter space for dishwasher, space for range cooker and American fridge/freezer. Spot lighting, vertical radiator and store cupboard. Neutral decor and vinyl flooring. Sliding doors to rear garden and double doors to lounge.



## Birley Moor Close, Frecheville, Sheffield



### LOUNGE

16' 7" x 12' 3" (5.07m x 3.75m)

A bright and spacious lounge with neutral decor and laminate flooring. Ceiling light, two wall lights and vertical radiator. Stair rise to first floor landing and French doors giving access to driveway.

### DOWNSTAIRS WC

3' 11" x 2' 7" (1.20m x 0.79m)

Comprising of WC and vanity with sink. Ceiling light, radiator and obscure glass window. Cladded walls and laminate flooring.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and smoke alarm. Doors to four bedrooms and bathroom.



### BEDROOM 1

10' 1" x 17' 0" (3.09m x 5.19m)

A large and spacious second double bedroom with carpet flooring and neutral decor. Two ceiling light, radiator and window to the rear. Access to loft.

### BEDROOM 2

12' 3" x 10' 0" (3.75m x 3.06m)

A good sized double bedroom with carpet flooring, neutral decor and fitted sliding door wardrobes. Ceiling light, radiator and window.

### BEDROOM 3

7' 11" x 13' 6" (2.43m x 4.14m)

A third double bedroom with neutral decor and carpet flooring. Two ceiling light, radiator and window to the rear.



### BEDROOM 4

5' 6" x 14' 4" (1.68m x 4.39m)

A fourth good sized single bedroom with carpet flooring and neutral decor. Ceiling light, radiator and dual aspect windows.

### BATHROOM

6' 2" x 7' 11" (1.89m x 2.42m)

A modern bathroom comprising of bath with mixer tap, plumbed in double head shower and shower screen. Vanity unit with built in sink and WC. Ceiling light, ladder style radiator and obscure glass window. Storage cupboard and cladded walls.



### OUTSIDE

To the front of the property is a balcony with steps to artificial grass, concrete driveway for two cars and outside lighting. To the rear of the property is an enclosed rear garden with decked area and steps to artificial grass with pebbled boarder. Outside tap and lighting.

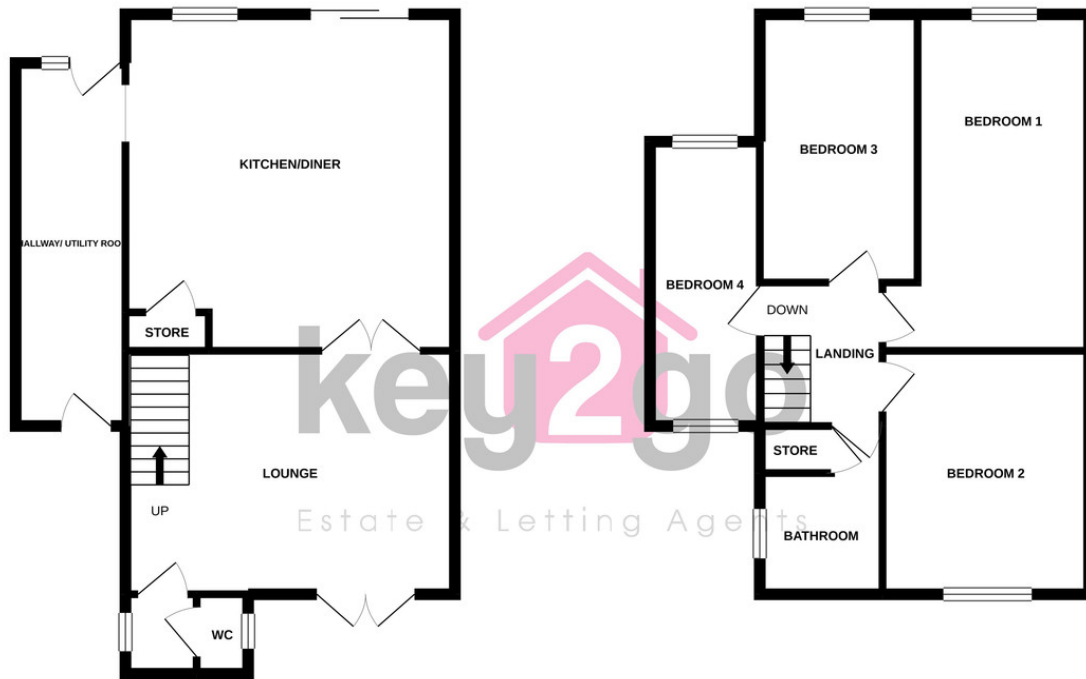
### PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- HIVE SYSTEM

## Birley Moor Close, Frecheville, Sheffield

GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1182 sq.ft. (109.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Tenure

Leasehold

### Council Tax Band

C

### Viewing Arrangements

Strictly by appointment

### Contact Details

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## EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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