



## Birley Spa Lane, Sheffield, S12

CHAIN FREE!! A great opportunity to purchase to purchase this spacious three double bedroom semi detached property situated in a popular residential area. Offering off road parking, enclosed rear garden and garage. The property is well positioned for local amenities and main public transport links. With good road networks to Sheffield City Centre and Sheffield Parkway. This property is ideal for first time buyers or small families alike!

## Offers Over £145,000

- NO CHAIN!!
- THREE DOUBLE BEDROOMS
- SPACIOUS THROUGHOUT
- MASSES OF POTENTIAL
- OFF ROAD PARKING AND GARAGE





## Property Description

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### PORCH

Enter through UPVC door into useful porch with carpet flooring, wall lighting and window. Door to hallway.

### HALLWAY

With carpet flooring and neutral decor. Ceiling light, radiator, window and smoke alarm. Stair rise to first floor landing and doors to kitchen and under stairs storage cupboard with plumbing for washing machine.

### KITCHEN

7' 10" x 8' 7" (2.40m x 2.62m) Fitted with ample wall and base units and sink with mixer tap. Gas hob and double oven. Ceiling light, radiator and window. Tiled flooring and neutral decor.





## Birley Spa Lane, Sheffield, S12



### LOUNGE

15' 0" x 12' 4" (4.58m x 3.76m) With carpet flooring, neutral decor and gas fire with surround. Wall lighting, radiator and two windows. Spacious archway into dining room.

### DINING ROOM

6' 10" x 8' 7" (2.10m x 2.62m)

Great extra space with carpet flooring and neutral decor. Ceiling light, radiator and sliding patio doors onto rear garden.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, radiator and smoke alarm. Window and loft access. Doors to three bedrooms, WC and bathroom.



### BEDROOM 1

10' 1" x 12' 4" (3.08m x 3.78m)

A good sized double bedroom with carpet flooring, neutral decor and fitted wardrobes. Ceiling light and front facing window.

### BEDROOM 2

10' 9" x 9' 4" (3.30m x 2.87m)

A second front facing double bedroom with carpet flooring, wallpapered wall and fitted wardrobes. Ceiling light, radiator and window.

### BEDROOM 3

8' 7" x 12' 2" (2.63m x 3.72m)

A further double bedroom with fitted wardrobes. Ceiling light, radiator and window to the rear.



### BATHROOM

6' 11" x 5' 6" (2.12m x 1.68m)

Comprising of bath, sink and shower cubicle with electric shower. Ceiling light, radiator and obscure glass window. Vinyl flooring and tiled flooring.

### WC

2' 9" x 5' 1" (0.86m x 1.55m)

With low flush WC. Wallpapered wall, vinyl flooring, ceiling light and obscure glass window.

### OUTSIDE

To the front of the property is a shared driveway, lawn, gates and shrub boarder. To the rear of the property is an enclosed spacious lawn, patio area and outside tap. Garage with inspection pit.

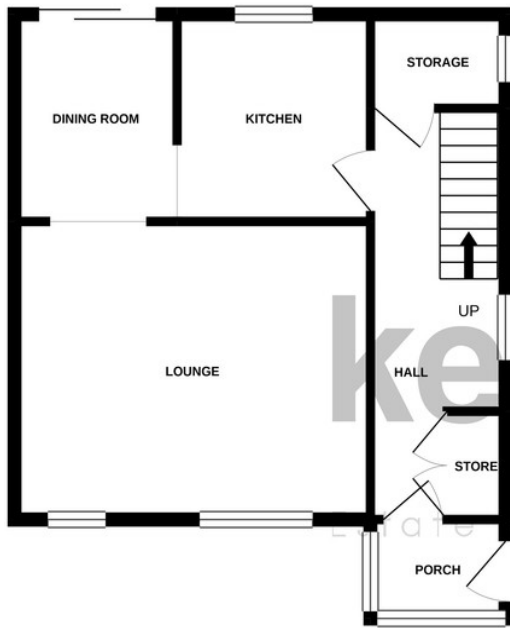
### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLR GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER

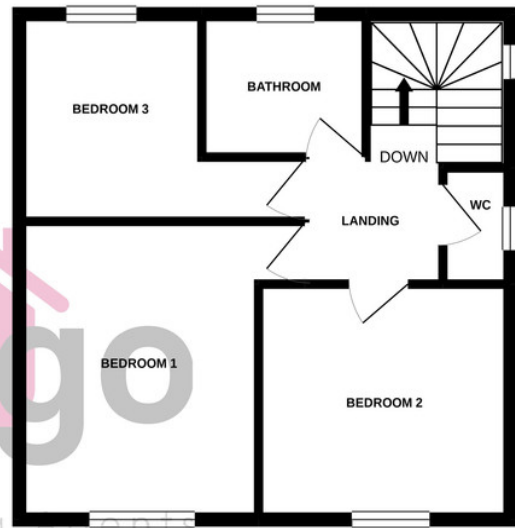


## Birley Spa Lane, Sheffield, S12

GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.6 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

Freehold

### Council Tax Band

A

### 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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