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Birklands Drive, Handsworth, Sheffield,  
S13 8JL

**BELVOIR!**

OIRO £190,000



### Key Features

- > Extended 3 Bed Semi Detached House
  - > Large Rear Garden
  - > Driveway and Garage
  - > Spacious
  - > Sought After Location
- > Two Reception Rooms
  - > Tenure: Leasehold
  - > EPC rating D

Belvoir Sheffield are pleased to offer to the market this spacious 3 Bedroom semi-detached house which is perfect for first time buyers, couples or families alike.

Set in the much sought after Handsworth area of Sheffield with fantastic transport links and access to lots of local amenities and schools for all ages.

There is off road parking with a detached garage and driveway and has a large private south facing rear garden.

\*early viewing is advised\*\*

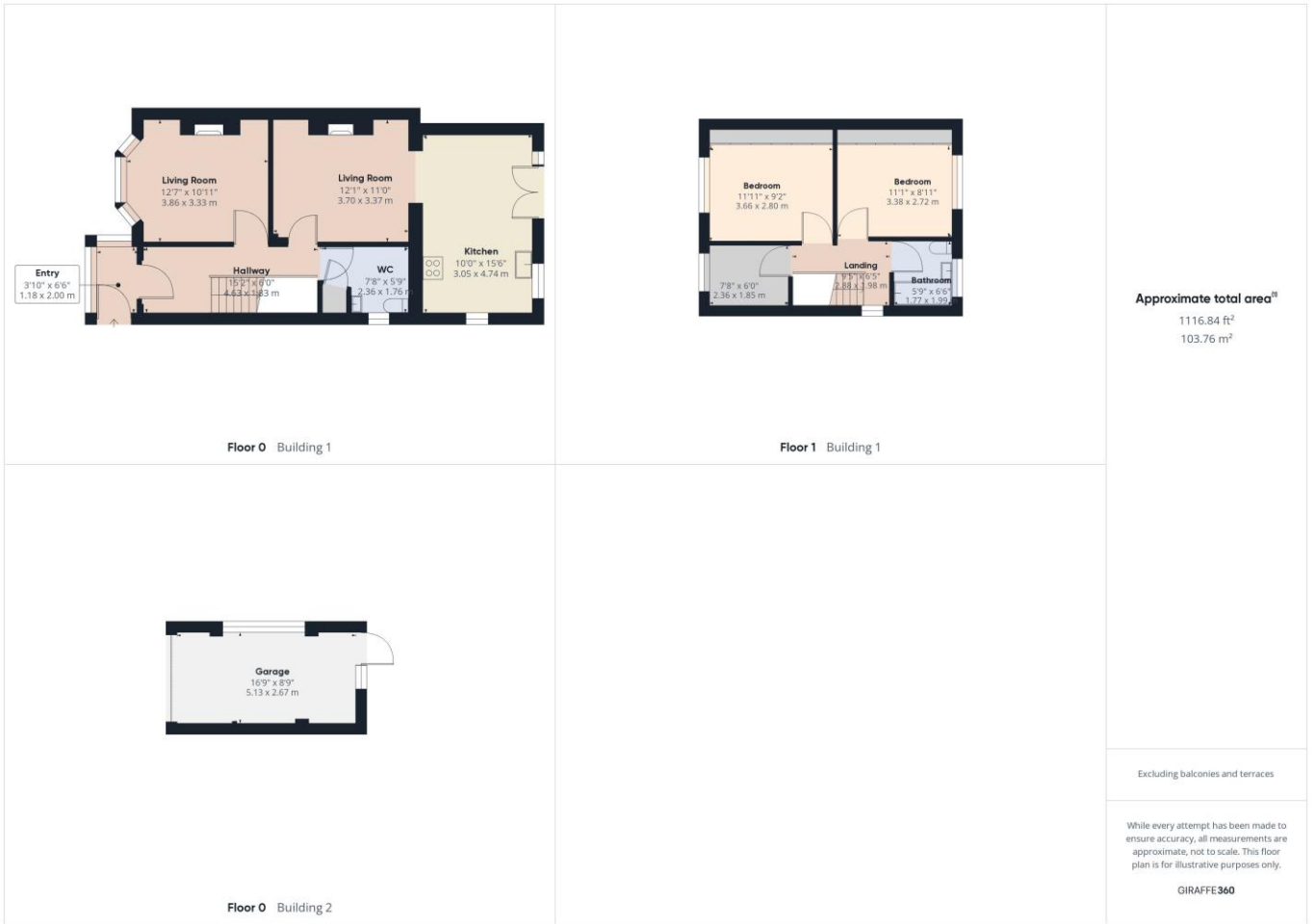




The property briefly comprises of: - Entrance porch leading into the spacious hallway with space for storage of coats and shoes. Beautifully presented living room with Log Burner installed and a large bay window, a second reception room with a second log burner installed and entrance into the fabulous modern dining kitchen which has a good range of wall and base units, space for fridge-freezer, dishwasher, and cooker. The kitchen has a sloped roof with stunning Velux windows which along with the 2 windows and patio doors provide lots of natural light. Patio doors give access to the rear garden. There is a larger than average downstairs toilet with WC and sink with plumbing for a washing machine and a storage cupboard in the corner housing the boiler. Upstairs there is a large landing area providing access to the two double bedrooms both with fitted wardrobes, a single bedroom and a family bathroom with bath, sink, WC, and chrome towel radiator. To the outside is a small front garden area, a good sized private rear garden with a patio area and a lawn and greenhouse. A detached garage and driveway provide parking for up to 3 vehicles. Location: Handsworth is a highly popular residential area with fantastic transport links to the M1 Motorway and city centre. Lots of local amenities and schools for all ages within walking distance.

**Additional Information:** \*Leasehold with approximately 800 years left on lease \*Ground Rent £5.00\* Per annum \*Council Tax Band B \*As advised by Vendors

**Disclaimers and Advice:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Contact us today to arrange a viewing...

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