



we are  
**morfittsmith**

Birley Spa Drive, Sheffield, S12 4BX

£170,000

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## Why You'll Love It

Perfectly positioned in the heart of the ever-popular Birley Spa area, this delightful two-bedroom home offers a fantastic blend of modern style, practicality, and outdoor space. With a bright and spacious living room, a well-appointed kitchen/diner, and a beautifully maintained garden, it's a wonderful opportunity for first-time buyers, young families, or professionals alike.

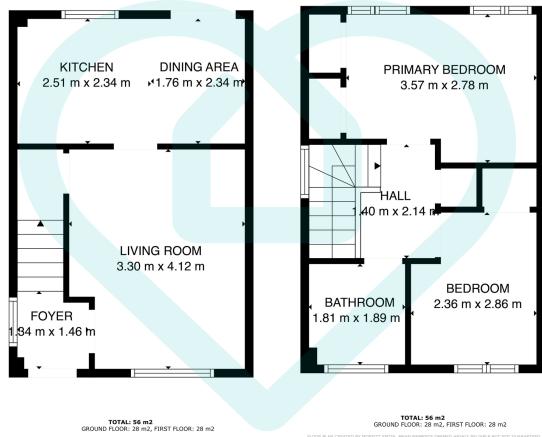
Step through the entrance lobby into the inviting living room, a generous space with plenty of natural light, ideal for unwinding in the evenings or hosting friends and family. The sleek and modern kitchen/dining room to the rear is a real highlight of the home. With ample fitted units, quality work surfaces, and room for a dining table, it's perfectly suited to both busy mornings and leisurely evening meals. The rear doors open directly onto the private garden, offering seamless indoor-outdoor living during the warmer months.

Upstairs, you'll find two well-proportioned bedrooms. The principal bedroom spans the full width of the house, offering excellent floor space and flexibility for storage or a dressing area. The second bedroom is ideal as a nursery, guest room, or even a home office for those working remotely. The family bathroom is stylishly finished with a contemporary three-piece suite including a bath with shower overhead—designed with comfort and practicality in mind.

## Step Outside

To the front, the property features a private driveway, offering hassle-free off-road parking—a valuable asset in this sought-after area. The rear garden is a peaceful outdoor retreat, with a mix of patio and lawn space, ideal for everything from alfresco dining to weekend relaxation. It's a safe, enclosed space perfect for pets or little ones to enjoy.





This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



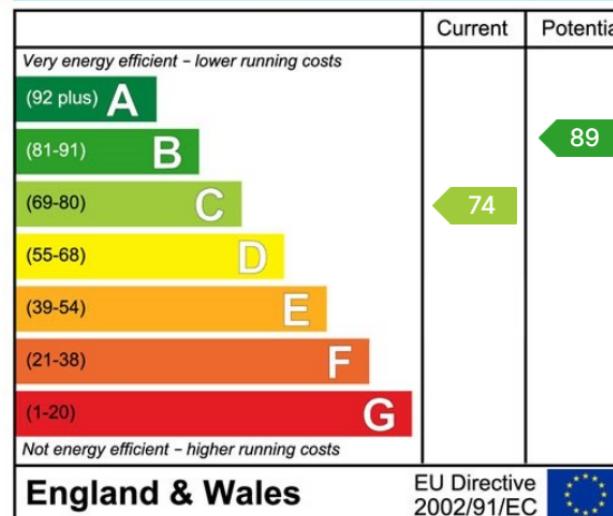
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The MorfittSmith Building  
67 Middlewood Road  
Hillsborough  
Sheffield  
S6 4GX

- Situated in the sought-after area of Hackenthorpe.
- Spacious living room perfect for relaxation and entertaining.
- Two well-proportioned bedrooms
- Private rear garden perfect for outdoor enjoyment.
- Modern dining kitchen with ample storage and access to the rear garden.
- Stylish family bathroom/w.c.
- Off road parking driveway providing convenient parking.
- Excellent local amenities close to shops and schools
- Great transport links with easy access to Sheffield city centre
- Viewing highly recommended

## Energy Efficiency Rating



## Get in touch - arrange an appointment



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