



18 Birkendale View Birkendale Sheffield S6 3NN
Price Guide £750,000

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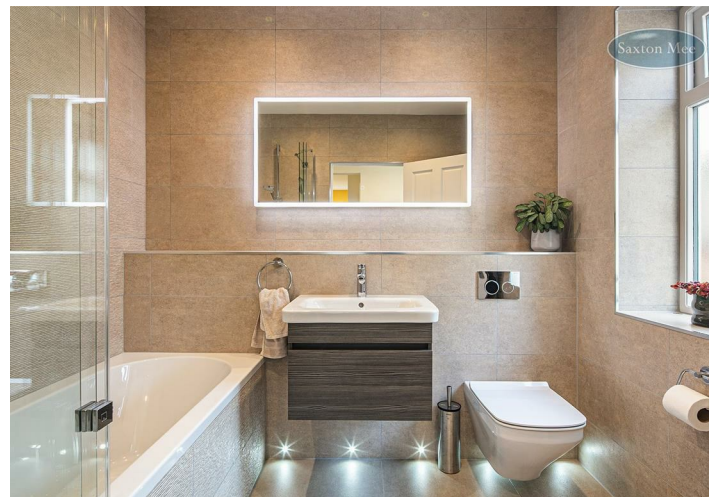
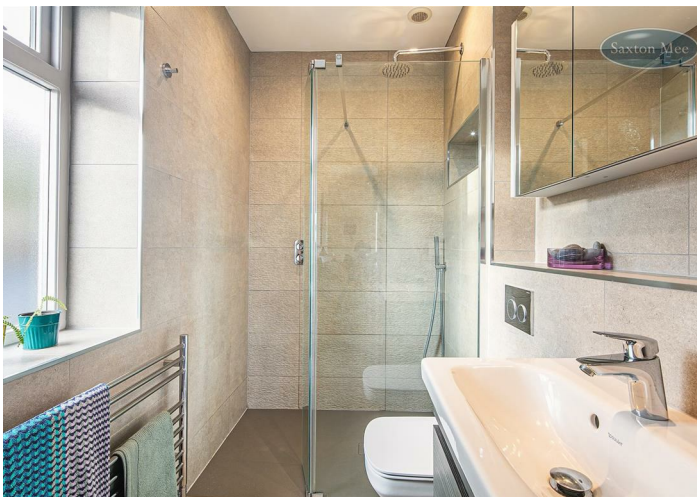
****GUIDE PRICE £750,000-£775,000**** An exciting opportunity has arisen to purchase this stunning detached three bedroom house which originally dates back to 1846. Located within the popular Birkendale Conservation area, the property sits within approximately 1/4 acre of fabulous gardens and enjoys superb southerly views over Sheffield and beyond. The house was expertly and thoughtfully renovated/extended in 2019 creating an impressive modern home while retaining much of its original period charm.

On the ground floor the accommodation briefly comprises an entrance hall with engineered oak flooring, a downstairs WC/cloakroom, two reception rooms, a study and an open plan dining/kitchen. Fitted by Anthony Hancock, the kitchen has a range of units with a contrasting quartz worktop. Integrated appliances include a fridge/freezer, dishwasher, electric oven, induction hob, plate warming drawer and a microwave combi oven. There is a central island, underfloor heating and ample space for a dining table and chairs. Sliding doors allow lots of natural light to flow through the room and open onto the garden. The two reception rooms each have log burning stoves and Limestone fireplace/hearths. The separate study has fully fitted office furniture and shelving. There is a useful utility room with a range of units, a work top, sink and drainer as well as housing the plumbing for a washing machine and tumble dryer.

On the first floor there are three double bedrooms and the main bathroom. The master comes with fitted wardrobes and an ensuite which has a double shower enclosure, WC and wash basin. Bedroom two is to the front aspect and has space for furniture. Bedroom three overlooks the rear garden and again benefits from fitted wardrobes. The main bathroom has a three piece suite with WC, wash basin set in a vanity unit. Both the bathroom and the ensuite feature underfloor heating, Duravit bathroom fittings which were supplied and installed by H20 Bathroom Solutions.

- STUNNING THREE BEDROOM DETACHED PROPERTY
- FABULOUS OPEN PLAN KITCHEN
- TWO RECEPTION ROOMS & A STUDY
- UTILITY & DOWNSTAIRS WC
- GARAGE, WORKSHOP & CELLAR
- IMPRESSIVE VIEWS & A LOVELY GARDEN
- CONSERVATION AREA
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- ANTHONY HANCOCK KITCHEN
- ORIGINALLY DATES BACK TO 1846





OUTSIDE

The property sits within approximately 1/4 acre of fabulous gardens including lawns, a patio and an abundance of plants, shrubs and trees. There is an extended garage and a workshop.

LOCATION

Situated in this quiet and tranquil backwater location. The area being of a rural nature yet only 2 miles from Sheffield City Centre. Regular local transport. Good local schools. Easy access to supermarkets, central Hospitals and Universities.

MATERIAL INFORMATION

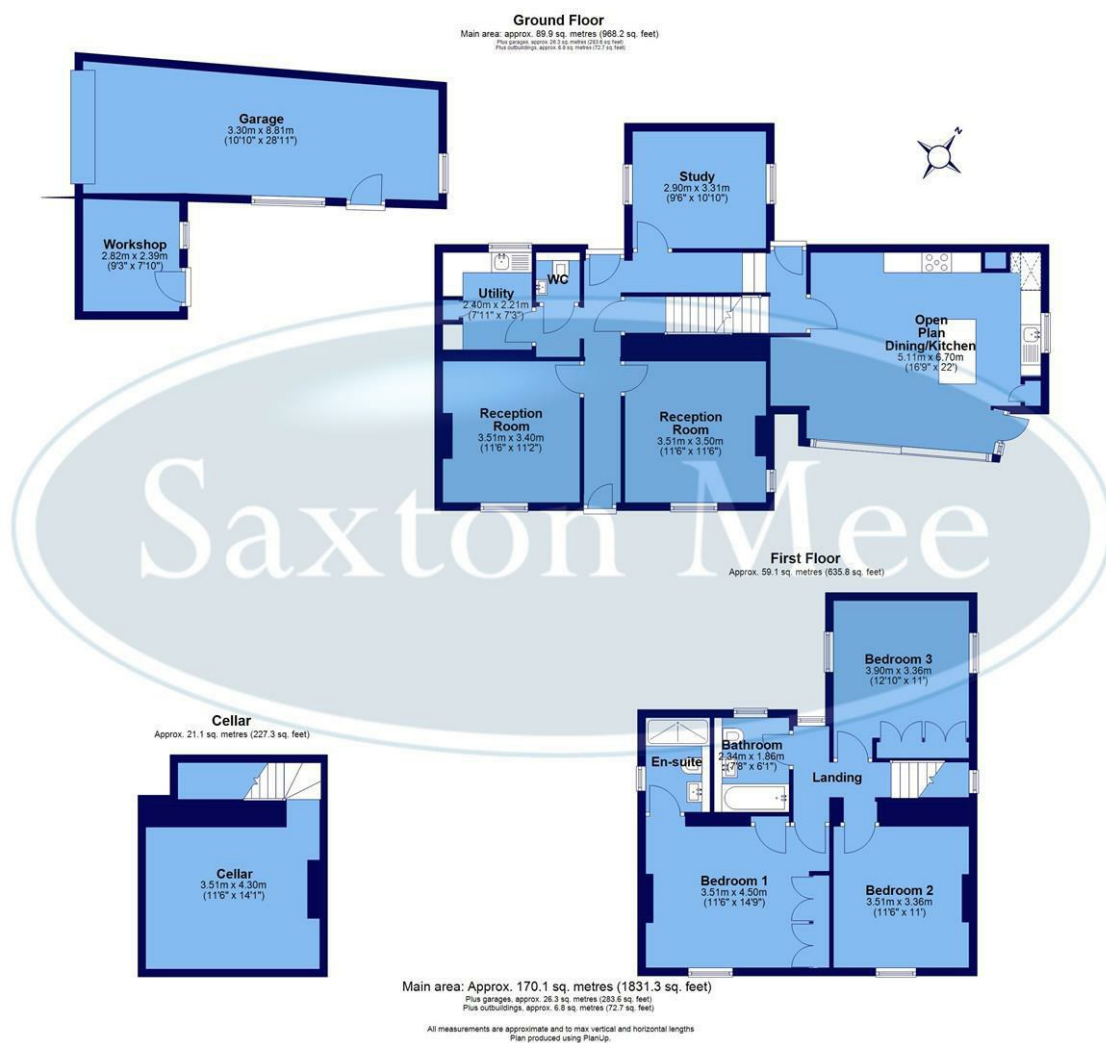
The property is Freehold and currently Council Tax Band C.

VALUER

Chris Spooner

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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		72	79
EU Directive 2002/91/EC			