



11 Birklands Avenue | Sheffield | S13 8JE

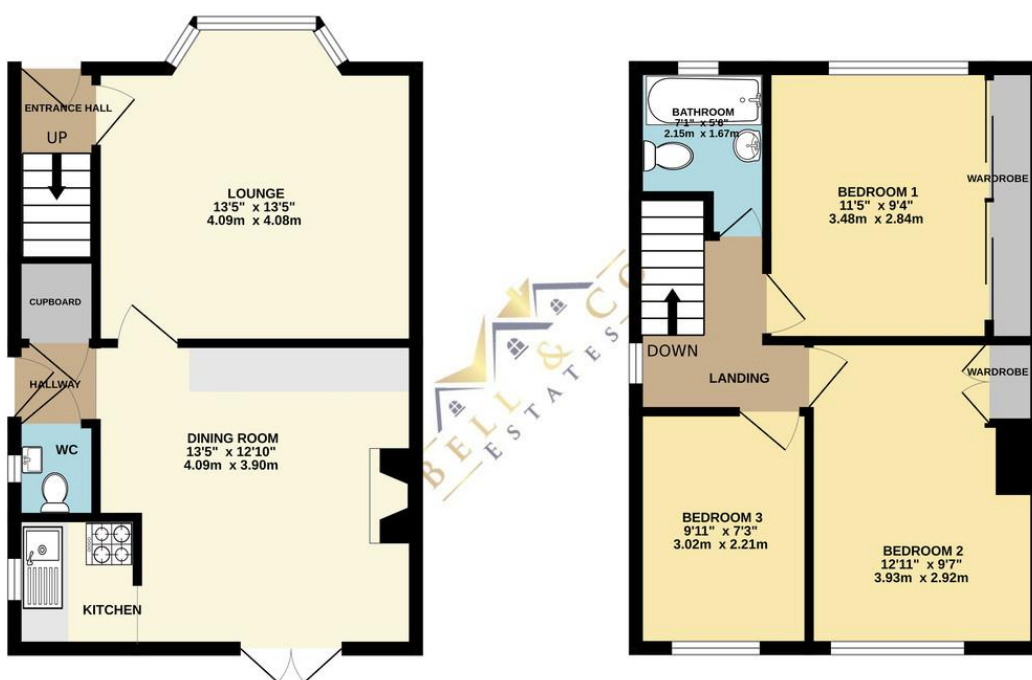
Guide Price £200,000 to £210,000

Bell & Co Estates are delighted to present this well-proportioned three-bedroom semi-detached home offering excellent potential, located in a popular residential area. The ground floor features a spacious lounge with a bay window and log burner, a separate dining room, and a fitted kitchen. For those seeking a more open-plan layout, there is fantastic potential to combine the kitchen and dining room into one contemporary space, creating an ideal setting for modern family living and entertaining. A handy downstairs WC and under stairs store cupboard completes the ground floor. Upstairs, you'll find three well-sized bedrooms, two of which benefit from built-in wardrobes, along with a modern family bathroom. Externally, the property enjoys a large private garden, perfect for outdoor relaxation and entertaining with lighted decking area, shed, greenhouse and beautiful mature shrubs and trees. To the rear the driveway provides off road parking with gated access to the rear including the detached garage. Situated in a sought-after location close to local amenities, schools, and excellent transport links, this home is ideal for buyers looking to add their own stamp. This is a superb opportunity for those seeking a home with great space and even greater potential — early viewing is highly recommended.



GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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,

## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

[www.bellcoestates.com](http://www.bellcoestates.com)  
[info@bellcoestates.com](mailto:info@bellcoestates.com)  
03333 580590

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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