



52 Birklands Avenue, Sheffield, S13 8JH
£159,995

The Property Perspective

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We are delighted to offer for sale this improved and upgraded 3 bedroom house located in a popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

as you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with timber block worktops and appliances plus a modern bathroom and WC. Items of note include French doors to the rear, fitted wardrobes to bedroom 1 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and utility room. There are 3 well proportioned bedrooms plus family bathroom and WC accessed off the first floor landing.

The property benefits from well presented gardens with decking, artificial turf and pergola plus an external tap and power. There is off road parking to the front.

Tenure - Leasehold

Term - 85 years - we have been informed by the vendors that this will be extended prior to legal commitment.

Ground Rent - £10 pa.

Council Tax - Band A

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted flooring.

Lounge 19'5" x 9'11" (5.93m x 3.04m)

A light through room with fitted flooring, French doors to the rear plus blind.

Dining Kitchen 19'4"(max) x 12'0"(max) (5.91m(max) x 3.68m(max))

Having a comprehensive range of modern wall and base units with complimenting timber block worktops and tiling. With range cooker, hood, microwave, dishwasher, fridge, freezer and washing machine. With Belfast sink and floor tiling.

Utility Room 5'5" x 5'2" (1.66m x 1.58m)

With laminate worktops and floor tiling.

FIRST FLOOR

Landing

With fitted carpets,.

Bedroom 1 13'1" x 10'0" (3.99m x 3.06m)

With fitted wardrobes, carpets and blinds.

Bedroom 2 10'8"(max) x 9'3"(max) (3.27m(max) x 2.82m(max))

With carpets and blinds plus access to store.

Bedroom 3 11'0" x 5'11" (3.37m x 1.82m)

With carpets, blinds and store.

Bathroom 8'2" x 5'11" (2.49m x 1.81m)

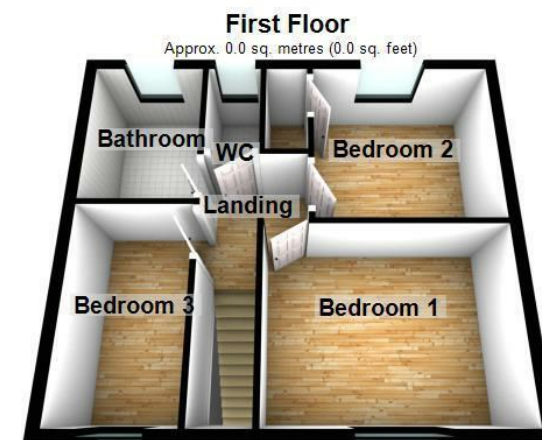
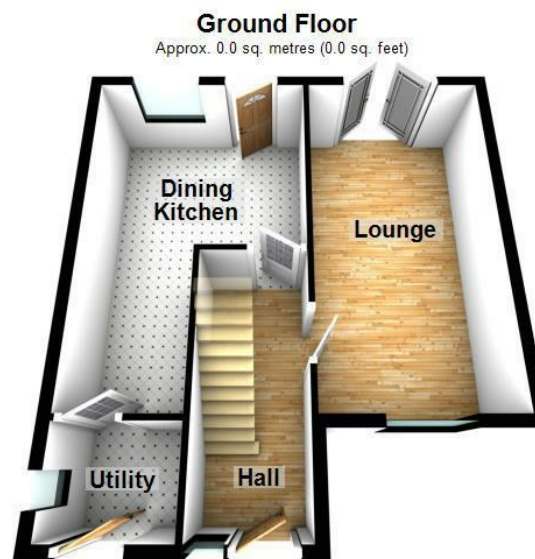
Having modern white sanitary ware with shower and curtain to bath, tiling, vinyl flooring and ladder radiator. Access to store

WC 5'2" x 2'11" (1.59m x 0.91m)

With white sanitary ware and vinyl flooring.

EXTERNAL

The property benefits from well presented gardens with decking, artificial turf and pergola plus an external tap and power. There is off road parking to the front.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)