

Marketing Preview



62 Birley Moor Avenue, Sheffield, S12 3AR

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



This generous two-bedroom semi-detached home offers masses of potential and is situated in a popular area close to schools, public transport, and local amenities. The property features two double bedrooms, a conservatory, downstairs W/C, off-road parking, and a garage. Perfect for first-time buyers, couples, families, or investors, this home provides excellent scope to modernise and make it your own.

SUMMARY

This generous two-bedroom semi-detached home offers masses of potential and is situated in a popular area close to schools, public transport, and local amenities. The property features two double bedrooms, a conservatory, downstairs W/C, off-road parking, and a garage. Perfect for first-time buyers, couples, families, or investors, this home provides excellent scope to modernise and make it your own.

Entering through the UPVC front door, you are welcomed into a spacious, neutral hallway with carpet flooring and access to the lounge, kitchen/diner, stairs, and downstairs W/C. The lounge is bright and generous in size, featuring a window, double doors leading to the rear, and an electric fireplace with surround. The kitchen offers ample wall and base units with contrasting worktops and tiled finishes, along with two windows and access to the conservatory. While the kitchen would benefit from some upgrading, it provides excellent space and potential. The conservatory is light and airy, with windows, laminate flooring, radiator, lighting, and access to the rear garden. The W/C comprises a toilet, window, laminate flooring, and light fitting.

The carpeted staircase with two handrails leads to a bright landing area with two windows, storage, and loft access. The first bedroom is a large, spacious double with neutral décor, two windows, and no current flooring, offering an opportunity for personalisation. The second bedroom is also a good-sized double, featuring neutral décor, carpet flooring, a window, a large built-in wardrobe with sliding doors, and an additional storage cupboard. The wet room includes a shower, sink, and toilet, with hardwearing flooring, neutral semi-tiled walls, and an obscure window providing natural light and privacy.

To the front, the property is private and well presented, featuring a lawned area, space for one car with off-road parking, low maintenance design, and stairs leading to the front door. To the rear, the garden is private, enclosed, and well kept, with a ramp leading from the lounge patio doors to the garden, a patio area, lawned section, access to the garage, and a gate.

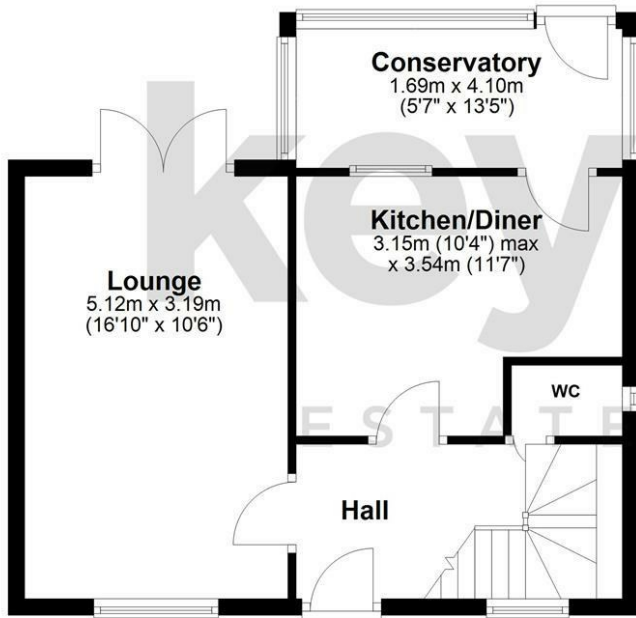
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

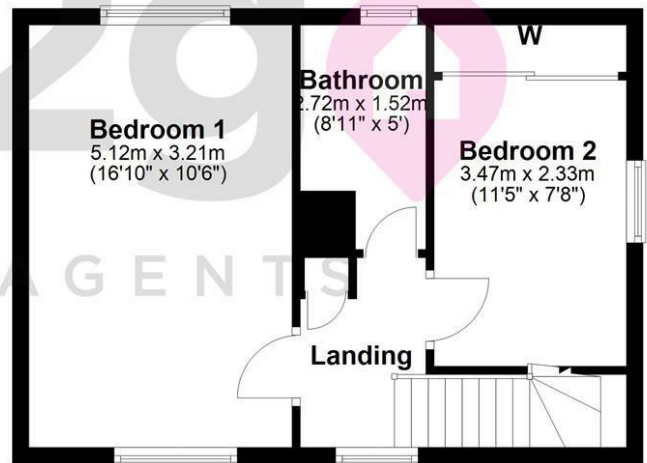
Ground Floor

Approx. 43.1 sq. metres (464.4 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



Total area: approx. 73.9 sq. metres (795.5 sq. feet)

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	EU Directive 2002/91/EC	



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