

# HUNTERS®

HERE TO GET *you* THERE

**20 Birch Farm Avenue, Sheffield, S8 8GH**

**Asking Price £265,000**

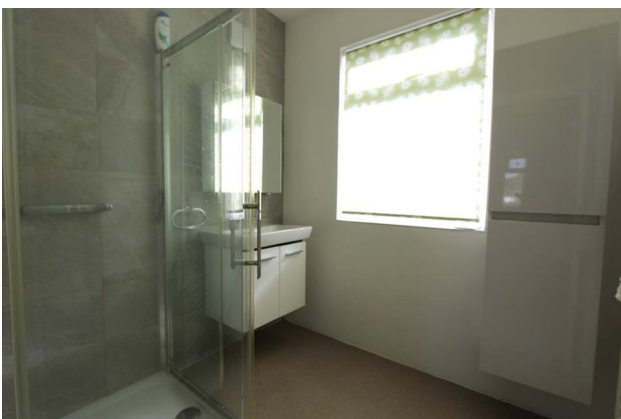
**Property Images**



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## Property Images

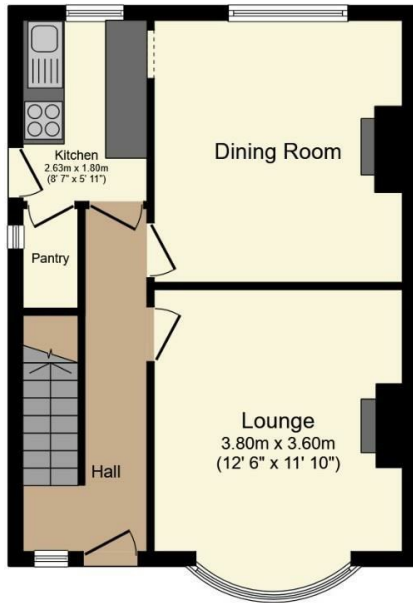


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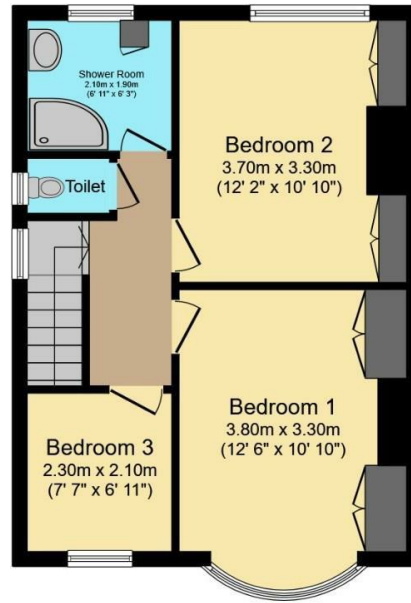
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## Property Images





**Ground Floor**



**First Floor**

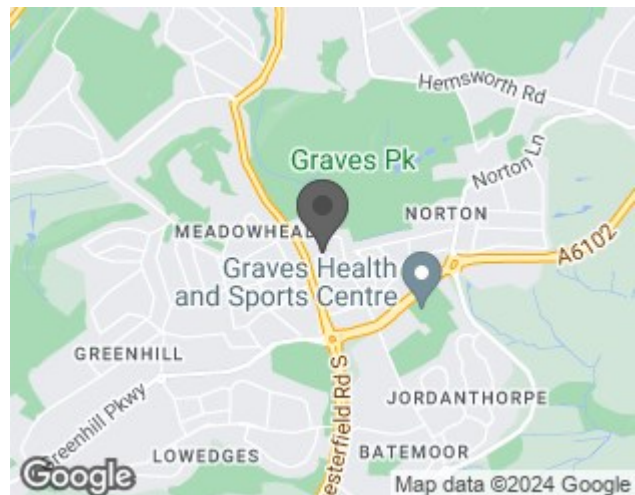
Total floor area 86.6 m<sup>2</sup> (932 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2  
Tenure: Freehold

## Features

• No onward chain • Ideal for a family or first time buyer • In need of modernisation • Two reception rooms • Enclosed large rear garden • Potential to extend subject to necessary consents • Close proximity to excellent amenities and schools • Off street parking to the front • Walking distance to Graves Park • Freehold