

**Birchlands Drive Sheffield S4 8BX**  
**Offers Around £290,000**



# Birchlands Drive

Sheffield S4 8BX

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**\*\* OVER 1,678 SQUARE FOOT OF ACCOMMODATION \*\*** Situated near the end of this quiet cul-de-sac position is this spacious, five bedroom, three bathroom semi-detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking for two cars, uPVC double glazing throughout and a modern interior this would make the ideal family home. Set over three levels, the well proportioned living accommodation briefly comprises: front composite door which opens into the entrance hall with a large under stair storage cupboard, a downstairs WC and access into the lounge and the kitchen/diner. The good size kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include fridge, freezer, dishwasher, washing machine and electric oven. Ample space for dining table and chairs. uPVC French doors open onto the rear, a perfect extension for outside dining. From the entrance hall, a staircase rises to the first floor landing with dual aspect windows and a storage cupboard. Access into two double bedrooms and the principal bathroom. The superb master bedroom has the added advantage of an en suite shower room with WC and wash basin. The bathroom comes with a modern three piece suite which includes a bath with electric shower, WC and wash basin. A further staircase rises to the second floor with access into the three further good size bedrooms and a shower room. Bedroom three comes with a row of wardrobes. Bedrooms four and five both enjoy the attractive rear outlook. The shower room has a double shower cubicle, WC and wash basin.

- VIEWING IS ESSENTIAL TO APPRECIATE THE ACCOMMODATION ON OFFER
- FIVE DOUBLE BEDROOMS, THREE BATHROOMS
- BRIGHT & AIRY FEEL WITH LARGE WINDOWS
- KITCHEN/DINER WITH ACCESS ONTO THE REAR GARDEN
- EXCELLENT CONDITION THROUGHOUT
- PRIVATE ROAD WITH ADDITIONAL PARKING
- BOARDED LOFT SPACE
- CLOSE TO NORTHERN GENERAL HOSPITAL
- EPC RATING B, LOW ENERGY BILLS + FOUR YEARS REMAINING ON THE NHBC
- GOOD TRANSPORT LINK & LOCAL SCHOOLS







**OUTSIDE**

Tucked away in this cul-de-sac position, the property has a driveway providing parking for two cars. A gate opens to the fully enclosed rear garden with fencing to three sides and includes a patio, lawn and garden shed.

**LOCATION**

The property is ideal for its close proximity to the Northern General Hospital, as well as transport links into Sheffield City Centre. The area is also popular with families as there are many local schools in the area and amenities. Meadowhall Shopping Centre close-by along-with excellent motorway links.

**MATERIAL INFORMATION**

The property is Leasehold with a term of 250 years running from the 4th October 2016. Ground Rent is £175.00 per annum. Service Charge is £70.00 per quarter.

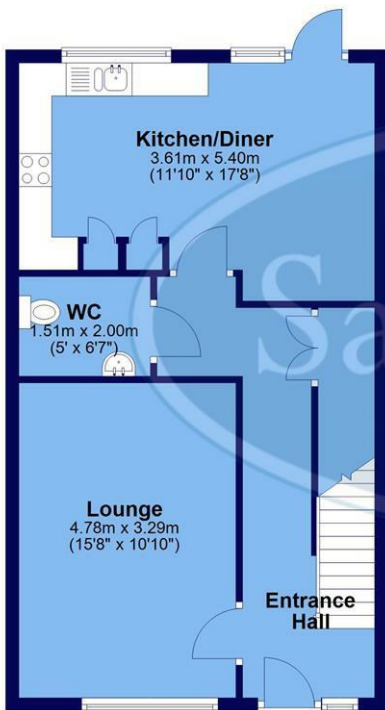
**VALUER**

Greg Ashmore MNAEA

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.

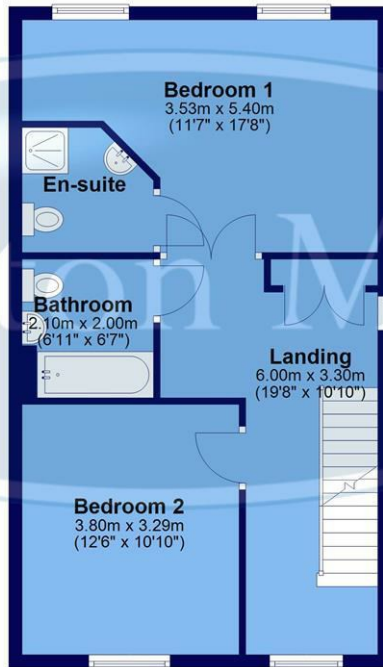
## Ground Floor

Approx. 52.0 sq. metres (559.6 sq. feet)



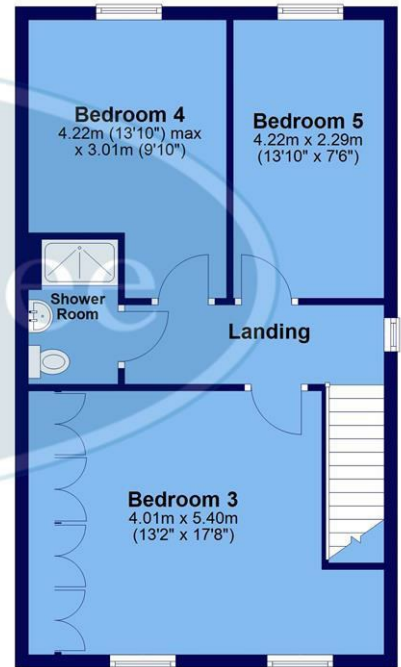
## First Floor

Approx. 52.0 sq. metres (559.6 sq. feet)



## Second Floor

Approx. 52.0 sq. metres (559.6 sq. feet)



Total area: approx. 156.0 sq. metres (1678.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
England & Wales	EU Directive 2002/91/EC	86	93

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		