



Camborne Road Birley Carr Sheffield S6 1HN
Guide Price £265,000

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GUIDE PRICE £265,000-£275,000 ** FREEHOLD ** NO CHAIN ** Situated in the popular suburb of Birley Carr on this attractive tree-lined road is this three bedroom, stone and bay fronted, semi detached property. This character property has pleasingly retained some fabulous original features, and has been upgraded by the current owner. The property enjoys an attractive outlook, with front and rear gardens and benefits from gas central heating and double-glazed windows throughout.

Neutrally decorated, the living accommodation briefly comprises side composite door which opens into the entrance lobby with access into the lounge and dining room. The lounge has a lovely bay window allowing lots of natural light, the original coving to ceiling and picture rail, high skirting boards, while the focal point is the cast iron open fire set in a surround with tiling to the hearth. The dining room has the original coving and access to the kitchen. The kitchen has some solid oak units and worktops, with a white ceramic sink and drainer. There is a space for a Range cooker, fridge freezer and washing machine. There is slate tiling with underfloor heating and a side composite door. From the dining room there is access to the cellar head with steps descending to the cellar which is split into two compartments.

From the entrance lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom one to the front is a good sized double and has a storage cupboard which houses the combi boiler. Bedroom two can be used as a single or perhaps as a home office. The bathroom comes with a four piece suite including freestanding bath, separate shower enclosure, WC and wash basin.

A further staircase rises to the large attic bedroom three, with a dormer window to the front and large Velux window to the rear, which offers far reaching views across Middlewood and beyond.

- EARLY VIEWING ADVISED
- QUIET ROAD IN BIRLEY CARR
- LOUNGE, DINING ROOM & KITCHEN
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- CELLAR
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY
- KEY ROAD ACCESS





OUTSIDE

A low wall encloses a front garden. Access down the side to a gate which opens to the fully enclosed, private rear garden with two slate chipped patio areas and a number of fruit trees. Brick built outbuilding for useful storage.

LOCATION

Located in the welcoming neighbourhood of Birley Carr, with an array of local amenities nearby, including supermarkets, Kilner Way Retail Park, shops, cafes, and well-regarded schools, making it ideal for families and professionals alike. For nature lovers, Back Edge is only a short walk or bike ride away, which gives open views across the valley and access to a network of public footpaths leading towards Beeley Wood, Birley Edge, Grenoside, Wheata Woods, Greno Woods, Wharnccliffe Woods and beyond. Hillsborough Park is also nearby offering further green space for leisurely walks and outdoor activities. Excellent transport links, including frequent bus routes and proximity to Sheffield's tram network, provide convenient connections to the city centre and beyond.

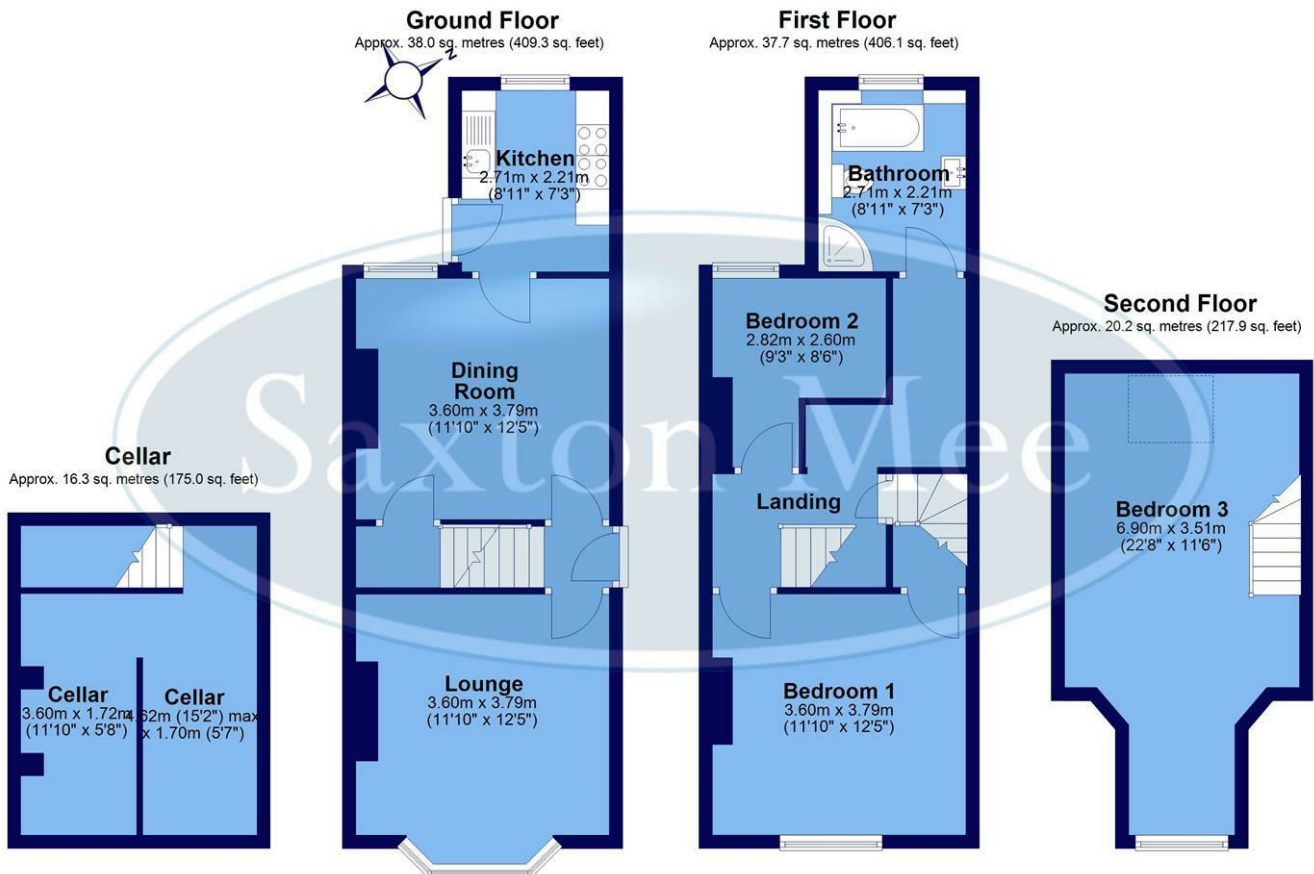
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Greg Ashmore

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.



Total area: approx. 112.3 sq. metres (1208.4 sq. feet)

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

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