



**Camborne Road Birley Carr Sheffield S6 1HN**  
**Offers Around £250,000**



# Camborne Road

## Sheffield S6 1HN

### Offers Around £250,000

**\*\* POPULAR TREE LINED ROAD \*\* POTENTIAL TO UPDATE \*\* FABULOUS SIZED GARAGE \*\*** Located on this popular tree lined road within the suburb of Birley Carr is this deceptively spacious, three bedroom detached family home which would benefit from a scheme of updating. Having been lovingly maintained, new boiler system in Dec 2023, cared for by the current owner for last forty three years, the property now offers exciting potential for new owners to update the property to their own personal taste. Enjoying an elevated position with a light and airy outlook, the property further benefits from an extremely spacious garage that could be converted into further accommodation.

On the ground floor the property has a large 20ft open plan living room which has a stone fireplace and a gas fire, a separate dining room, and a kitchen that has a range of fitted units with free standing appliances, new boiler installed in Dec 2023.

The first floor has two double bedrooms which each have fitted wardrobes, a generous sized third bedroom, a bathroom, and a separate WC.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- DECEPTIVELY SPACIOUS
- IMPRESSIVE SIZED GARAGE
- POTENTIAL TO CONVERT GARAGE
- WOULD BENEFIT FROM COSMETIC UPDATING
- GAS CENTRAL HEATING
- POPULAR TREE LINED ROAD
- SOUGHT AFTER SUBURB
- CLOSE TO AMENITIES







## OUTSIDE

To the front of the property there is a small lawn area with a planted bed, and a drive which provides off road parking and leads to the impressively sized garage. At the rear is an enclosed low maintenance garden which is mainly paved and also has planted beds.

## 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 Leasehold with a term of 800 years running from the 25th March 1974. The property is currently Council Tax Band C.

## VALUER

Chris Spooner

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.



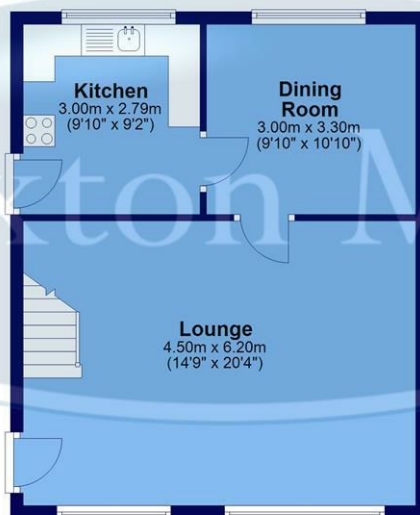
## Ground Floor

Approx. 46.2 sq. metres (497.3 sq. feet)



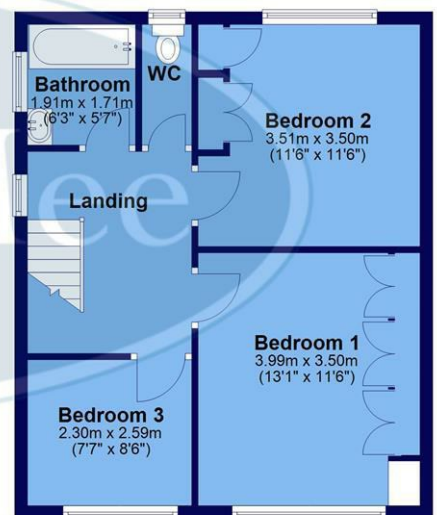
## First Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



## Second Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



Total area: approx. 140.4 sq. metres (1510.8 sq. feet)

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

**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

