



13 Birch Avenue

Chapeltown, Sheffield, S35 1RQ

£199,950



FIRST-TIME BUYERS' DREAM!

Don't miss the chance to view this beautifully presented 3-bedroom semi-detached house, perfect for families and first-time buyers alike. Nestled in the sought-after Chapeltown area of Sheffield, the property is close to reputable schools, local shops, and essential amenities. With easy access to major motorways and just a short distance from the train station, it's ideal for commuters.

This home is ready for you to move in and enjoy. Seize this fantastic opportunity—CALL BEECROFT ESTATES TODAY!



Entrance Hall

Welcoming entrance hall, providing extra storage space. The staircase rises to the first floor accommodation.

Lounge

Relax in this spacious lounge having a front aspect allowing natural light to flow through. A focal point to this lovely room is a decorative fire surround with feature chrome finished pebbled effect electric fire. Gives access to a useful under stairs storage cupboard.

Kitchen/Diner

Entertain your guests in this modern kitchen/diner comprising a range of white finished wall and base units with work tops inset with a one and a half bowl stainless steel sink with mixer tap. Included in the sale is a stainless steel electric fan oven, 4 ring gas hob, stainless steel extractor fan and plumbing for a washing machine. Patio doors give access to the conservatory.

Conservatory

Additional versatile space, French doors give access to the well set garden.

Master Bedroom

Front facing double master bedroom. Space is available for either freestanding or fitted furniture.

Bedroom 2

Spacious second bedroom with a rear aspect allowing lashings of natural light. Space is available for either freestanding or fitted furniture.

Bedroom 3

Rear aspect third bedroom is again a double in size. Space is available for you to install your own storage solutions if required.

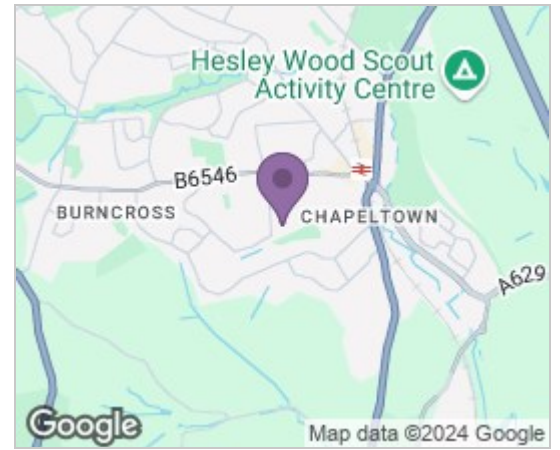
Family Bathroom

Spacious bathroom comprising a vanity wash hand basin, bath with electric shower and low flush wc. A front obscure aspect allows for ventilation and light.

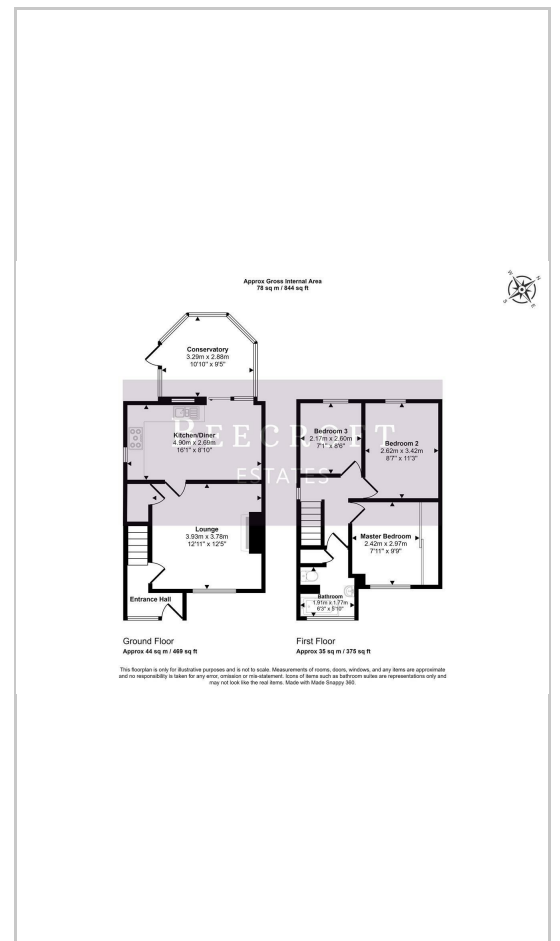
Garden & Exterior

Upon arrival, you'll be greeted by a driveway offering extensive off-road parking, with additional space available alongside the property. To the rear, you'll find a beautifully enclosed, generously sized garden. It features a large grassy area and a flagged patio, making it an ideal setting for outdoor entertaining.

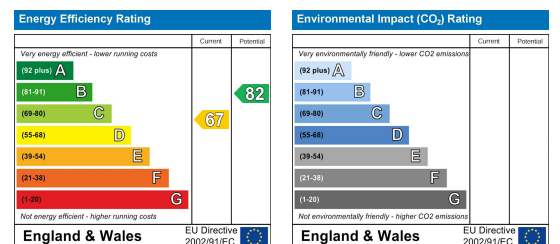
Area Map



Floor Plans



Energy Efficiency Graph



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