

## 63 Birch House Avenue, Oughtibridge, Sheffield, South Yorkshire, Offers Over £290,000

- NO CHAIN - FULLY RENOVATED THROUGHOUT
- LOUNGE WITH MEDIA WALL AND FEATURE FIRE
- LOVELY FAMILY BATHROOM
- LEASEHOLD WITH 142 YEARS REMAINING
- MODERN THREE BEDROOM FAMILY HOME
- KITCHEN DINING ROOM WITH BUILT IN APPLIANCES
- LOW MAINTENANCE REAR GARDEN
- GARAGE ROOM CONVERSION WITH EN SUITE
- ALL BEDROOMS WITH FITTED WARDROBE STORAGE
- COUNCIL TAX BAND B - £1797.74



# 63 Birch House Avenue, Sheffield S35 0FH

**\*\* NO CHAIN \*\* GREAT THREE BEDROOM SEMI DETACHED FAMILY HOME \*\*** This fantastic three bedroom semi detached property has been fully renovated throughout. Decorated in modern clean lines encapsulating today's style of living. The garage has been redesigned as an occasional room with an en suite, the ideal home office or teenager relaxing zone. Set in an elevated position offering the most beautiful woodland views from the front elevation. The property is airy and light and briefly comprises of; Entrance hallway; Lounge with feature fire and media wall; Brand new dining kitchen; Three bedrooms; Lovely family bathroom; Off road parking; Front and rear gardens;



Council Tax Band: B



## **ENTRANCE HALLWAY**

A solid composite entrance door opens to this lovely light hallway with; Large white gloss floor tiles; uPVC double glazed window to the side elevation, with fitted wooden shutter; Mirror tiled feature wall; Low door to under stairs storage; Vertical central heating radiator; Ceiling light point; Glazed Oak doors to the lounge and the dining kitchen; Glazed panelled staircase to the first floor;

## **LOUNGE**

This most attractive sitting room has; Bespoke media wall, with fitted Charlton and Jenrick iRange deep electric fire; Open shelving with spotlights; Herringbone wood effect laminate flooring; Ceiling and wall light points; Central heating radiator; uPVC double glazed picture window to the front elevation views;

## **KITCHEN DINING ROOM**

This newly fitted kitchen comprises of; A range of pale grey handleless units, mixed with complimentary wood effect wall units; Grey roll top worktops and upstands; Under unit lighting; Single sink and mixer tap; Integrated oven, microwave, five ring induction hob. extractor fan, wine cooler, dishwasher and washing machine; Recessed ceiling spotlights; Vertical central heating radiator; White gloss floor tiles; Space for table and chairs; Lovely light floods the space via a floor to ceiling picture window and also patio doors, both having electronically controlled privacy blinds; Solid door to storage area, housing the wall mounted boiler;

## **STAIRS RISING TO THE FIRST FLOOR**

### **BEDROOM ONE**

Comprising of; Fitted mirrored door wardrobe storage; uPVC double glazed window to the front elevation views, fitted with an electronically controlled Roman blind; Carpet flooring; Central heating radiator; Ceiling light point;

### **BEDROOM TWO**

Double bedroom two has; Fitted wardrobe storage with desk/ dressing table; uPVC

double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM THREE**

With; Fitted mirror doored wardrobe; uPVC double glazed window to the front elevation, with fitted Roman blind; Carpet flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

With; 'L' shaped panelled bath; Wall mounted rain head and hand held shower attachments; Side screen door; Floating wash basin; WC; Fully tiled walls and flooring; Recessed ceiling spotlights; Touch tech, wall mounted mirror with light, heat and sound functions; Black vertical heated towel rail; Obscure double glazed window to the rear elevation;

### **LANDING AND STAIRS**

With; A glazed panelled staircase and balustrade; Carpet flooring; uPVC double glazed window to the side elevation, with fitted wooden shutter; Door to cupboard storage area; Loft hatch access; Ceiling light point;

### **GARAGE OCCASIONAL ROOM & EN SUITE SHOWER ROOM**

Converted by the owners to create an occasional room for multi purpose use, having; Electric roller door; Opening to storage area and main entrance door to this converted room with; Grey wood effect flooring; A window to the side elevation and a door opening to the rear garden; Kitchenette area with space for under unit fridge and shelf storage; Recessed ceiling spotlights; Oak door to the en suite shower room;

### **EN SUITE SHOWER ROOM**

Comprising of; Shower enclosure, with wall mounted shower and bi-folding screen door; Wash basin set into vanity storage unit; WC; Fully tiled walls and flooring; Wall mounted touch controlled mirror; Mirror backed open shelving; Extractor fan; Vertical heated towel rail; Recessed ceiling spotlights; Panelled ceiling;

## **DRIVE**

A good sized drive providing off road parking for several vehicles;

## **FRONT GARDEN**

Predominantly laid to lawn with; Open steps leading to the front entrance door;  
Side drive providing access to the rear entrance door; Fence side borders;

## **REAR GARDEN**

This fully enclosed rear garden is low maintenance in design and consists of;  
Levels of patio, decking and pebble beds; Feature outdoor lighting; Fence and gated top section; Outside water supply;

## **DISCLAIMER**

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

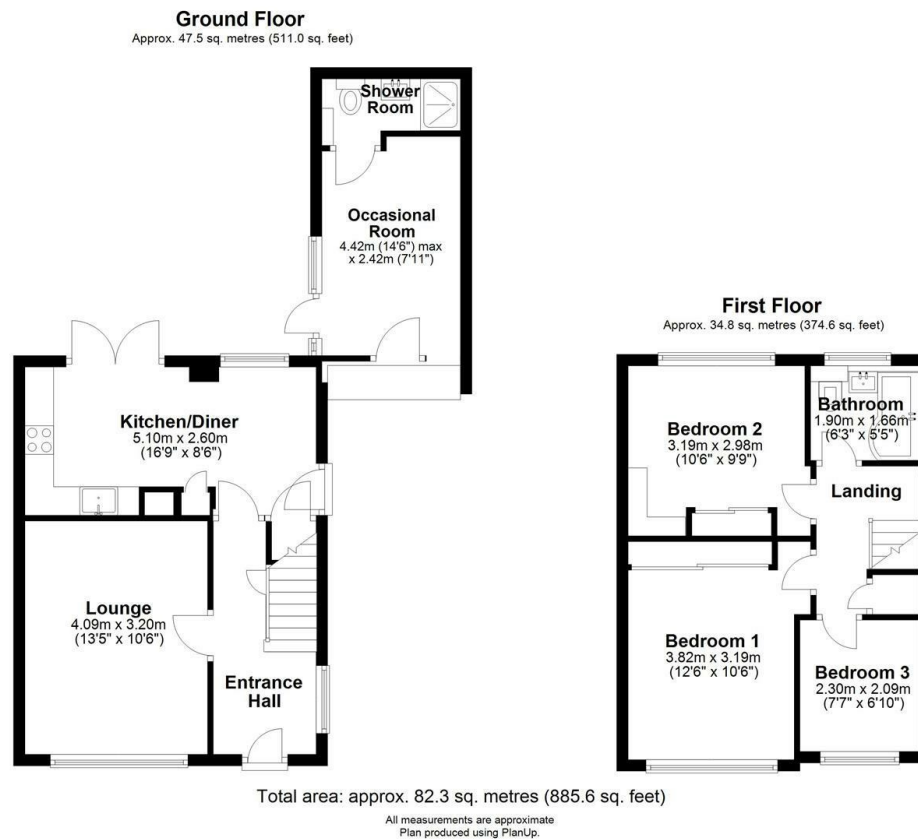
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.











## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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		
England & Wales		EU Directive 2002/91/EC