UNITED UH HOMES







Birley Rise Road, Birley Carr, S6

Offers Over £165,000

- FREEHOLD
- SPACIOUS ACCOMMODATION THROUGHOUT
- ATTIC BEDROOM WITH ELEVATED VIEWS
- THREE-BEDROOM TERRACED PROPERTY
- LOUNGE AND SEPARATE DINING ROOM
- ENCLOSED REAR GARDEN WITH OUTBUILDINGS
- FANTASTIC POTENTIAL TO MODERNISE
- USEFUL CELLAR STORAGE
- POPULAR LOCATION CLOSE TO LOCAL AMENITIES

17B Langsett Road South, Oughtibridge, Sheffield, South Yorkshire, S35 0GY
0114 2299 060

sales@utdhomes.co.uk
www.utdhomes.co.uk

Birley Rise Road, Birley Carr, S6

NO CHAIN | FREEHOLD
Offering fantastic potential, this three-bedroom semi-detached property presents an excellent opportunity for buyers looking to put their own stamp on a home. Whilst requiring modernisation, the property provides versatile accommodation across three floors, with plenty of scope to create a lovely family home. Situated in a popular residential area, it is conveniently located for a range of local amenities, transport links and Kilner Way Retail Park. The accommodation briefly comprises a lounge, separate dining room, kitchen and cellar. To the first floor are two bedrooms, including the main bedroom with built-in storage, and a family bathroom. A further staircase leads to the attic bedroom, which enjoys lovely elevated views. Externally, the property benefits from a rear garden featuring a paved seating area, lawn, established planting, useful outbuilding storage, greenhouse and garden shed.

3 1 2 E

Council Tax Band: A





ENTRANCE
Accessed via a part-obscure glazed wooden entrance door, with an additional obscure glazed panel above, leading into the lounge.

LOUNGE
A good-sized lounge featuring a bay window to the front elevation and a stone feature wall incorporating a decorative fireplace. Further features include a ceiling light point and central heating radiator. A door leads through to the inner hallway.

INNER HALLWAY
The inner hallway has stairs rising to the first-floor accommodation, a central heating radiator and a door leading through to the dining room.

DINING ROOM
A great space with a window overlooking the rear, ceiling light point and central heating radiator. A solid door provides access to the cellar head, offering useful additional storage, with stairs leading down to the cellar, which benefits from lighting. A further door leads through to the kitchen.

KITCHEN
The kitchen is fitted with a range of wall, base and drawer units, complemented by wood-effect roll-top worktops. Integrated appliances include an oven and gas hob with extractor hood above, alongside space and plumbing for a washing machine and an upright fridge-freezer. Further features include a stainless steel single sink and drainer with mixer tap, partially tiled walls, a side-facing window, wood-panelled ceiling, tiled flooring and strip lighting. A part-obscure glazed wooden door opens onto the rear garden, which also provides access to the front of the property.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE
A spacious bedroom featuring a window to the front elevation, built-in wardrobe storage and a further storage cupboard accessed via a door. Additional features include a ceiling light point and central heating radiator.

BEDROOM TWO
Featuring a large window overlooking the rear, carpeted flooring, a ceiling light point and central heating radiator. A high-level obscure glazed window looks through to the hallway.

FAMILY BATHROOM
The bathroom is fitted with a WC, wash basin and bath with a wall-mounted electric shower above. Further features include fully tiled walls and flooring, a wood-panelled ceiling, obscure glazed window to the rear elevation, ceiling light point and central heating radiator. Sliding doors provide access to a storage cupboard housing the combi boiler, with additional cupboard space above.

FIRST FLOOR LANDING AND STAIRS
The first-floor landing provides access to bedroom one via a door, along with a further door opening to the staircase leading up to attic bedroom three. An open walkway leads through to an additional hallway, with doors to bedroom two and the family bathroom. Further features include carpeted flooring, a ceiling light point and wall light.

STAIRS RISING TO THE ATTIC BEDROOM

ATTIC BEDROOM THREE
A lovely room enjoying elevated views through the rear-facing windows. Additional features include a ceiling light point, central heating radiator and an obscure glazed window towards the staircase.

SECOND FLOOR LANDING AND STAIRS
Featuring a sliding door providing access to the attic bedroom, a useful storage cupboard and a ceiling light point.

FRONT GARDEN
A paved pathway leads to the front entrance door, with a brick boundary wall to the front. An iron gate to one side provides access to the rear of the property.

REAR GARDEN

A few steps lead down from the kitchen to a paved seating and entertaining area, with access to a useful outhouse providing additional storage. Further steps lead to the main garden, which is predominantly laid to lawn, with mature shrubs and established planting beds around the edges. A paved pathway runs along one side, leading to the rear of the garden, where a greenhouse and storage shed are situated. An additional pathway runs alongside the house, leading to an iron gate providing access to the front of the property. The garden is enclosed by a combination of hedging, fencing and stone boundaries.

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.









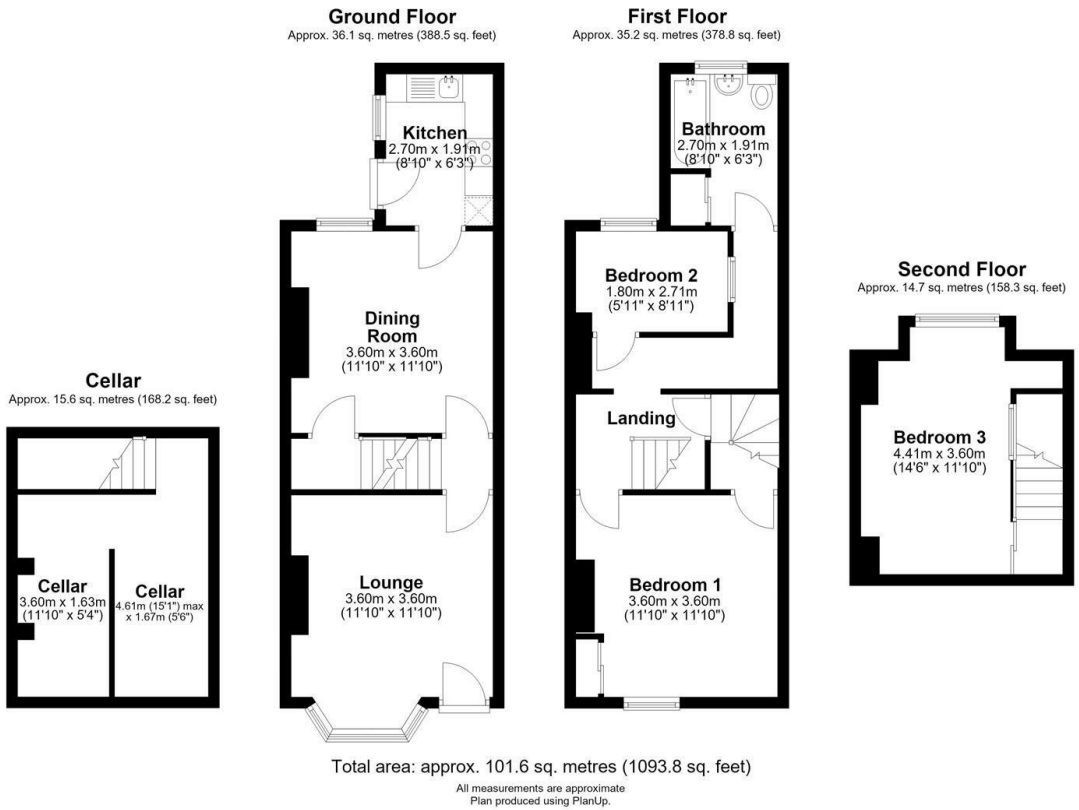






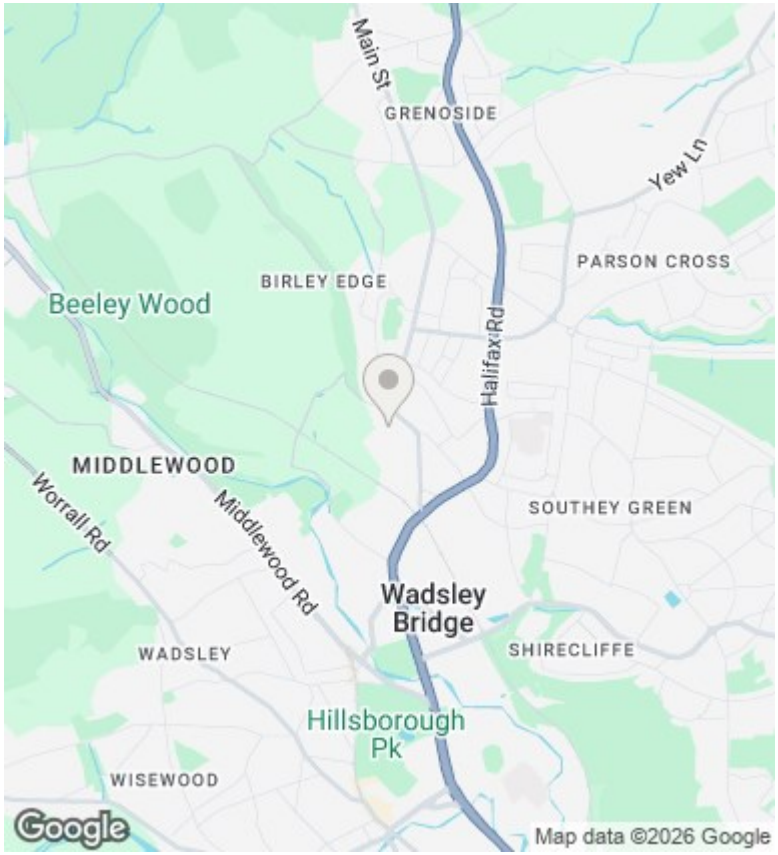






Total area: approx. 101.6 sq. metres (1093.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



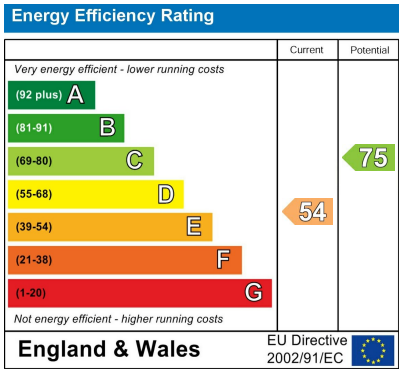
Directions

Viewings

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

Council Tax Band

A



17B Langsett Road South, Oughtibridge, Sheffield, South Yorkshire, S35 0GY
0114 2299 060

sales@utdhomes.co.uk
www.utdhomes.co.uk