

## Marketing Preview



**24 Birley Moor Way, Sheffield, S12 3AX**

**£170,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



This two double bedroom semi-detached property is beautifully presented throughout. It features a modern and stylish kitchen diner, a generous private rear garden, and a modern shower room. The property is situated in a popular area, close to local amenities and public transport links. Perfect for first-time buyers, couples, or families.

## SUMMARY

This two double bedroom semi-detached property is beautifully presented throughout. It features a modern and stylish kitchen diner, a generous private rear garden, and a modern shower room. The property is situated in a popular area, close to local amenities and public transport links. Perfect for first-time buyers, couples, or families.

A UPVC door opens into a warm and welcoming hallway which is spacious, neutral, and wide, with storage and access to the lounge, kitchen/diner, and stairs. The hallway has vinyl flooring. The lounge is large and spacious with two windows, neutral décor, carpet flooring, and a feature fireplace with a wood mantel. The kitchen/diner is open, modern, and stylish, with ample wall and base units, an integrated oven, electric hob, extractor, and washing machine. There is space for a tall fridge freezer and a dining area. The kitchen also features a double sink, vinyl flooring, and double UPVC doors leading to the rear.

The stairs and landing are carpeted, with two windows providing natural light. There is access to the loft, the bedrooms, and the shower room. Bedroom one is a large double with neutral décor, a feature back wall, carpet flooring, and two windows. Bedroom two is also a double with carpet, a window, and built-in storage. The shower room is modern and tiled from floor to ceiling, featuring a large walk-in shower unit with a glass screen, a large toilet and sink unit with storage, a radiator, and an obscure window.

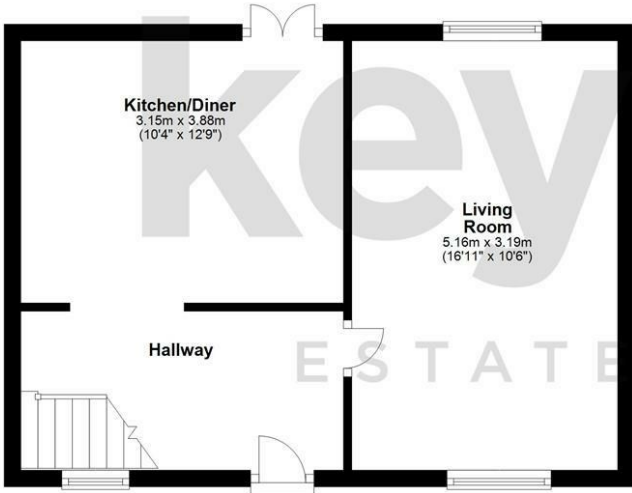
The front of the property is well presented with shrubbery, a lawned area, and a paved section. There is also a gate leading to the rear. The rear garden is generous, private, and enclosed. It is low maintenance and well presented, with an artificial lawn area, a patio area, and an outhouse.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

