



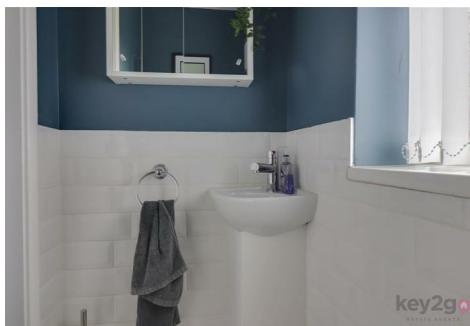
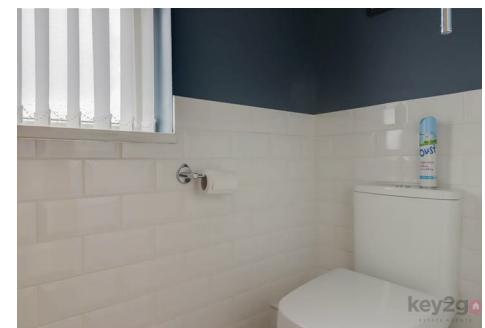
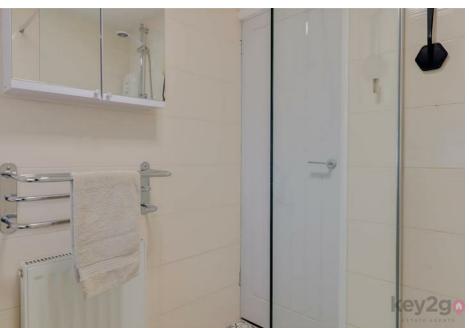
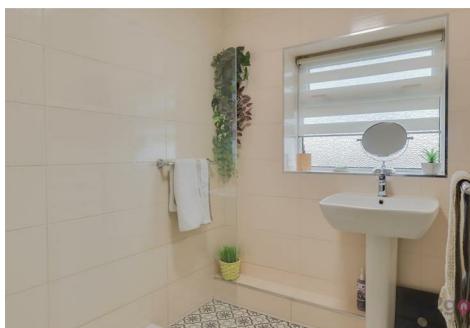
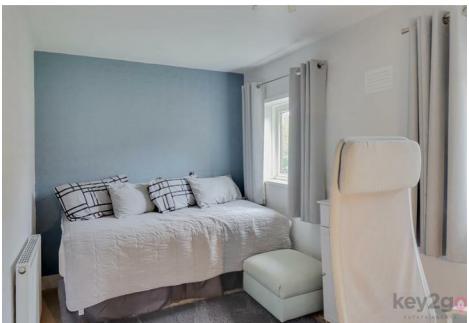
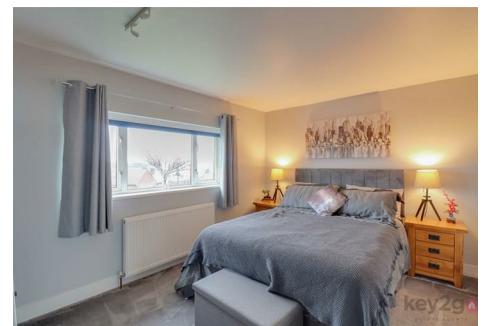
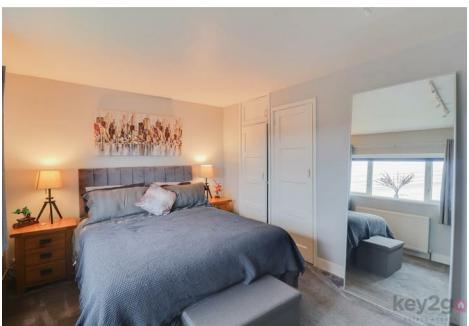
## Marketing Preview



**82 Birley Spa Lane, Sheffield, S12 4EH**

**£160,000**

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



A fantastic opportunity to purchase this two double bedroom semi-detached property, beautifully presented throughout and ready to move into. The property offers a stunning kitchen/diner, a modern shower room and separate WC, along with an enclosed rear garden. Ideally located close to local amenities and with excellent road links to the City Centre and M1 Motorway, this home is perfect for first time buyers or families alike.

## **SUMMARY**

A fantastic opportunity to purchase this two double bedroom semi-detached property, beautifully presented throughout and ready to move into. The property offers a stunning kitchen/diner, a modern shower room and separate WC, along with an enclosed rear garden. Ideally located close to local amenities and with excellent road links to the City Centre and M1 Motorway, this home is perfect for first time buyers or families alike.

Enter via a side door into the hallway, which has stairs rising to the first floor, a storage cupboard and an understairs cupboard currently used as a utility area, along with doors to the kitchen/diner and lounge. The kitchen/diner is modern and well presented, fitted with ample wall and base units, a wine fridge, oven, hob and extractor fan, and benefits from two windows. Double doors lead through to the lounge, which features a fireplace and a window overlooking the rear garden.

Stairs rise to the first floor landing with doors to the two bedrooms, shower room and separate WC. Bedroom one is a double bedroom with two storage cupboards and a window offering lovely views. Bedroom two is also a double bedroom with a storage cupboard and a window overlooking the rear. The shower room comprises a wash basin and a walk-in shower cubicle. The separate WC is fitted with a WC and pedestal wash basin.

To the front of the property is a large lawn with a path and steps leading to the side entrance. The rear garden is enclosed and features a generous lawn, a decking area and a brick built 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

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

