

Marketing Preview



43 Birley Spa Drive, Sheffield, S12 4BX

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE OF £180,000 - £190,000 **** Perfect for a first-time buyer, this modern and well-presented home is ready to move straight into. Situated within a sought-after area and popular estate, the property benefits from two double bedrooms, off-road parking, and an enclosed rear garden. Boasting a stunning kitchen/diner and conveniently located close to local schools and excellent public transport links, this home is ideal for a range of buyers.

SUMMARY

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A useful porch with a window provides access to the lounge. The lounge has a window to the front, stairs rising to the first floor, and a door leading to the kitchen/diner. The kitchen/diner is fitted with a stylish shaker-style kitchen and solid wood worktops. There is a useful under-stairs storage cupboard, a window to the rear, and patio doors opening onto the rear garden.

Stairs rise to the first-floor landing with doors leading to the two bedrooms and bathroom. Bedroom one is a double bedroom with fitted wardrobes and a window overlooking the rear. Bedroom two is a double bedroom with fitted wardrobes, an over-stairs storage cupboard, and a window to the front. The bathroom is fitted with a bath and overhead shower and is finished with white tiling.

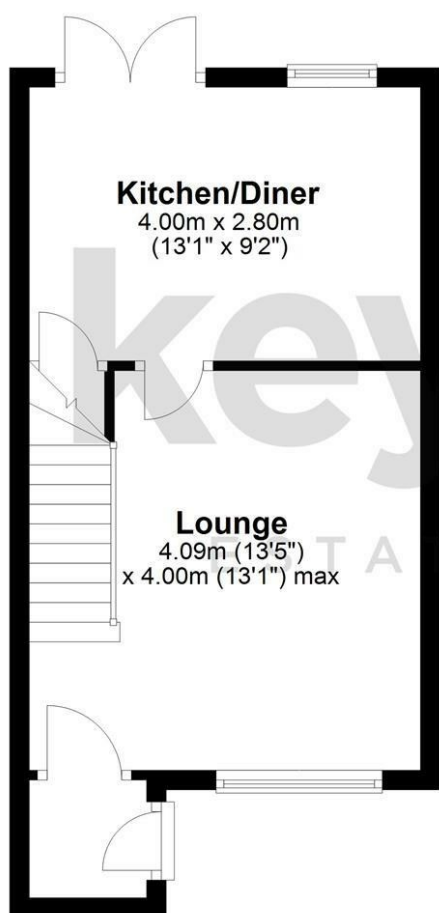
To the front of the property is a lawn area and driveway to the side. A gate provides access to the rear garden, which features a decked seating area, lawn, flower beds, shed, and hedging to the boundaries.

PROPERTY DETAILS

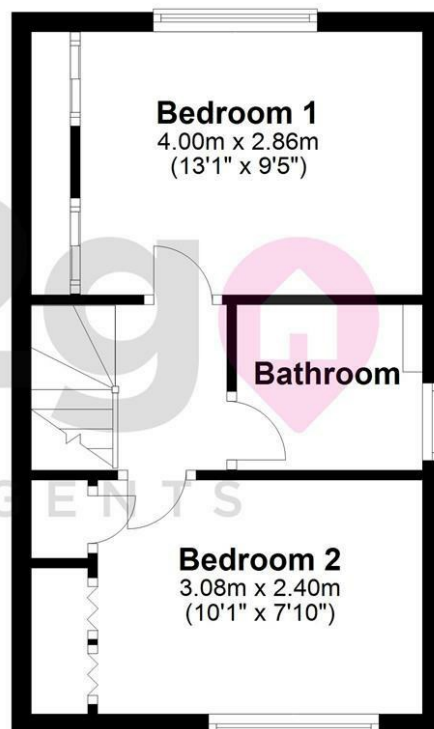
- LEASEHOLD, 96 YEARS REMAINING, £50PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

