



Birley Rise Road, Birley Carr, S6

Asking Price £155,000

- FREEHOLD
- SET OVER THREE FLOORS
- CLOSE TO EXCELLENT LOCAL AMENITIES
- LARGER THAN AVERAGE PRIVATE REAR GARDEN
- GREAT POTENTIAL
- TRANSPORT LINKS CLOSE BY
- TWO BEDROOM END TERRACE HOME
- SPACIOUS THROUGHOUT
- COUNCIL TAX BAND A £1,699.57

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**** IMPRESSIVE REAR GARDEN – FREEHOLD ****

This spacious two-bedroom end terrace property is beautifully positioned and offers superb potential throughout, with a larger than average private rear garden making it a standout feature and ideal for outdoor entertaining or relaxing. The accommodation is arranged over three floors and briefly comprises an entrance leading into a bright and welcoming lounge, flowing through to a well-proportioned kitchen/dining room, with access to a rear porch. Stairs rise to the first floor where you will find a generous primary bedroom and a modern family shower room, with a further staircase leading to the second floor revealing a further well-sized bedroom. Located in the ever-popular area of Birley Carr, the property is well placed for a range of excellent local amenities, including Kilner Way retail park, as well as good transport links and nearby schools.



Council Tax Band: A



ENTRANCE

Accessed via a low stone wall with decorative iron fencing, the property is entered through a part obscure-glazed uPVC front door, leading directly into the lounge. The entrance is complemented by an obscure-glazed window panel above, allowing natural light into the space while maintaining privacy.

LOUNGE

This spacious and colourful lounge features a beautiful large bay window to the front elevation, allowing for plenty of natural light. The room benefits from a decorative feature fireplace with surround, wall and ceiling light points, and wood-effect vinyl flooring. A central heating radiator completes this inviting and well-presented living space. A part-glazed door provides access into the kitchen/dining room, creating a natural flow between the living areas.

KITCHEN DINING ROOM

A good range of sage wall, base and drawer units are fitted with wood-effect worktops, incorporating a one and a half bowl sink and drainer with mixer tap. A uPVC double glazed window to the rear elevation sits above the sink, providing natural light. There is an integrated gas hob and oven with extractor hood over, along with space and plumbing for a washing machine and space for an upright fridge freezer. The room also offers space for a dining table and chairs, a ceiling light point, and a central heating radiator. Additional features include a useful storage cupboard, a glazed entrance door leading to the rear porch, and stairs rising to the first floor.

REAR ENTRANCE PORCH

Windows to three aspects allow for plenty of natural light throughout the room. The space benefits from wood-effect vinyl flooring and a glazed door providing access out to the rear garden.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A great size primary bedroom featuring a uPVC double glazed window to the front elevation, allowing for plenty of light. The room also benefits from a ceiling light point and a central heating radiator.

FAMILY SHOWER ROOM

WC and wash basin set within a vanity unit, complemented by a walk-in shower with a wall-mounted shower and handheld attachment, enclosed by a glass screen. An obscure glazed window to the rear elevation. The room benefits from vinyl flooring, a vertical heated towel rail, and a ceiling light point.

FIRST FLOOR LANDING AND STAIRS

Window to the rear elevation overlooking the garden, with carpet flooring throughout. The landing benefits from two ceiling light points and solid doors leading to the primary bedroom and family shower room. Stairs rise to the second floor.

STAIRS RISING TO THE SECOND FLOOR

BEDROOM TWO

High windows to the rear elevation allow light into the room, with built-in wardrobe and cupboard storage providing excellent space. The room benefits from carpet flooring, a ceiling light point, and a central heating radiator.

REAR GARDEN

A paved entertaining area extends directly from the rear porch, opening onto a well-maintained lawn. A step leads up to a shed and outhouse, offering versatile space to suit a range of buyer needs. The garden is attractively bordered by mature shrubs and hedging, with a paved pathway leading through the space. A raised decked seating area is positioned midway along the garden, providing an ideal spot for relaxing or entertaining in the sun. Beyond this, a further paved area at the end of the garden offers the perfect setting for barbecues and social gatherings, complemented by an additional seating area and pergola. The garden also benefits from four external

power points and is fully enclosed by fencing. A solid gate provides side access, enhancing privacy and leading to a further paved area currently used for bin storage, with an additional iron gate allowing access from the front.

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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.

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