



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	79
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	32
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

### Viewings

Viewings by arrangement only. Call 0114 4830038 to make an appointment.

### Vendors Comments

We have loved this project as it was always meant to be our home. Every material was chosen to make the house warm and comfortable. However, due to a change in circumstances, we now have to sell. Living here has been a good experience as our neighbours on both sides are lovely. There are also activities for children and toddlers as the house is close to a park and schools.

There is also a path that leads closer to the tram and public transports, which makes it convenient to get to the train station and city centre.



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### 62 Briarfield Crescent, Sheffield, S12 3LB

£220,000

- Three Bedroom Semi Detached
- Shared Drive
- Partially Renovated
- Freehold
- Ideal For Families and First Time Buyers
- Beautiful Well Stocked Rear Garden
- Modern Kitchen Diner
- Stylish Bathroom
- A Blank Canvas Ready To Make Your Own
- Close To Tram and Bus Stops

# 62 Briarfield Crescent, Sheffield S12 3LB

An excellent opportunity to purchase this three-bedroom semi-detached home in the popular location of Charnock. Briarfield Crescent is located on a quiet road tucked away from Norton Avenue and White Lane. Within a short walk to TRAM AND BUS STOPS with easy access to Sheffield City Centre, St James Retail Park and Crystal Peaks Shopping Centre.

Whilst the property has been partially modernised, there is still fantastic scope to complete the project and add your own personal style and finishing touches. A new boiler, kitchen and bathroom have already been completed.

In brief, the property benefits from off-road parking to the side via a shared driveway with EV car charging point and a very good size rear garden - ideal for children, pets, and keen gardeners alike. Internally, the property has a bright and spacious bay windowed living room, kitchen diner overlooking the rear garden and utility room. There are three bedrooms to the first floor and a newly fitted bathroom.

An early viewing is highly recommended to avoid disappointment.

EPC Grade F.



Council Tax Band: B

