



Birchvale Road, Frecheville Sheffield

welcome to

Birchvale Road, Frecheville Sheffield

GUIDE PRICE £180,000-£200,000 Semi detached property available to the market with no chain, located in the sought after area of Frecheville and worthy of an inspection. Call today to arrange you viewing slot!



Entrance Hall

With a front facing sealed unit door, stairs which rise to the first floor landing and access to the lounge.

Lounge Area

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling and open access into the kitchen.

Kitchen Area

Fitted with a range of high gloss wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a four ring hob with extractor above, an electric oven and grill, plumbing for a washing machine and space for a fridge freezer. There is a central heating radiator, partial tiling to the walls, a rear facing obscured double glazed window and a rear facing door to the garden.

Sitting Room

With a rear facing double glazed window, a skylight window and a central heating radiator. A versatile room which could be used as a ground floor bedroom or home office.

Wet Room

Situated on the ground floor with a shower, a low flush W.C, a wash hand basin and a central heating radiator.

First Floor Landing

With a side facing double glazed window and stairs which rise to the second floor.

Bedroom Two

With a front facing double glazed bay window and a central heating radiator.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower over. There is a central

heating radiator, tiling to the walls and a rear facing obscured double glazed window.

Bedroom One

Situated on the second floor with two rear facing double glazed windows, a central heating radiator, fitted wardrobes and a further velux window.

Outside

To the front of the property is a shared driveway providing ample off-road parking, with a useful ramp leading to the entrance hall. To the rear is an enclosed garden with mature shrubs and plants, along with a patio area.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Birchvale Road, Frecheville Sheffield

- Three bedroom semi detached property
- Much sought after area
- No chain
- Ideal for first time buyers
- Open plan lounge/kitchen

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£180,000-£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK115238 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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