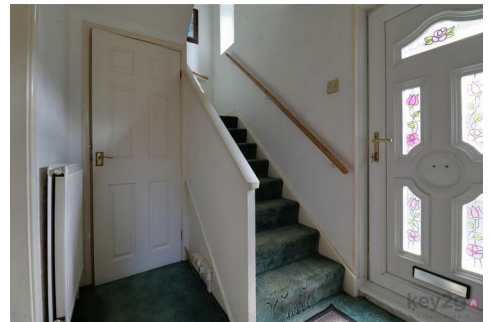


## Marketing Preview



**9 Birley Spa Lane, Sheffield, S12 4EA**

**£140,000**

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



A fantastic opportunity to purchase thus two double bedroom semi-detached property which is spacious throughout. Offering a modern bathroom and separate WC. Also having ample storage space and a generous sized rear garden. Close to public transport links and road links to the City centre. Perfect for first time buyers or families alike!

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

## SUMMARY

A fantastic opportunity to purchase thus two double bedroom semi-detached property which is spacious throughout. Offering a modern bathroom and separate WC. Also having ample storage space and a generous sized rear garden. Close to public transport links and road links to the City centre. Perfect for first time buyers or families alike!

## HALLWAY

Enter via a uPVC door into the hallway with neutral decor, carpeted flooring and a large under stairs storage cupboard. Further storage cupboard, a ceiling light and a radiator. Stair rise to the first floor and doors to the lounge and kitchen/diner.

## LOUNGE 12'9" x 12'6"

A large and spacious reception room with neutral decor, carpeted flooring and a feature fireplace with a surround. Ceiling light, radiator and window.

## KITCHEN/DINER 18'10" x 6'6"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Sink with a drainer. Space for an oven and washing machine. Ceiling light, window and vinyl flooring. To the dining area is neutral decor, carpeted flooring and space for a dining table. Ceiling light, radiator and double doors leading to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, a ceiling light and a window. Doors to the two bedrooms, shower room and WC.

## BEDROOM ONE 12'11" x 9'8"

A double bedroom with neutral decor and two storage cupboards. Ceiling light, radiator and window to the rear.

## BEDROOM TWO 12'9" x 7'4"

A second double bedroom with neutral decor and a storage cupboard. Ceiling light, radiator and window to the front.

## SHOWER ROOM 5'8" x 6'5"

A modern and stylish shower room having a large walk in shower cubicle, a sink and access to the loft. Ceiling light, radiator and obscure glass window. Tiled walls and vinyl flooring.

## WC 2'7" x 5'9"

A modern WC having a close coupled WC, tiled walls and vinyl flooring. Ceiling light, radiator and obscure glass window.

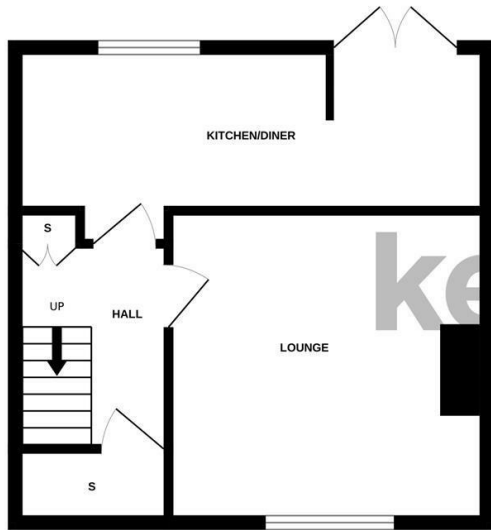
## OUTSIDE

The front of the property is generously sized and well presented with a lawn area, shrubbery and a path.

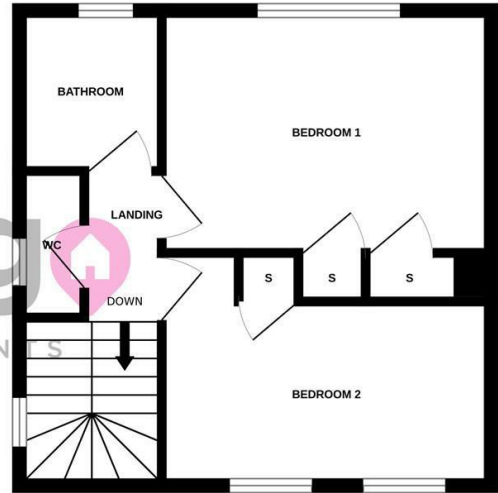
To the rear of the property is a generous sized, private and enclosed garden with a patio area, lawn area and shrubbery. Also having a outhouse.

## PROPERTY DETAILS

GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>76</b> |
| (55-68) <b>D</b>                            | <b>61</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

