

## 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.

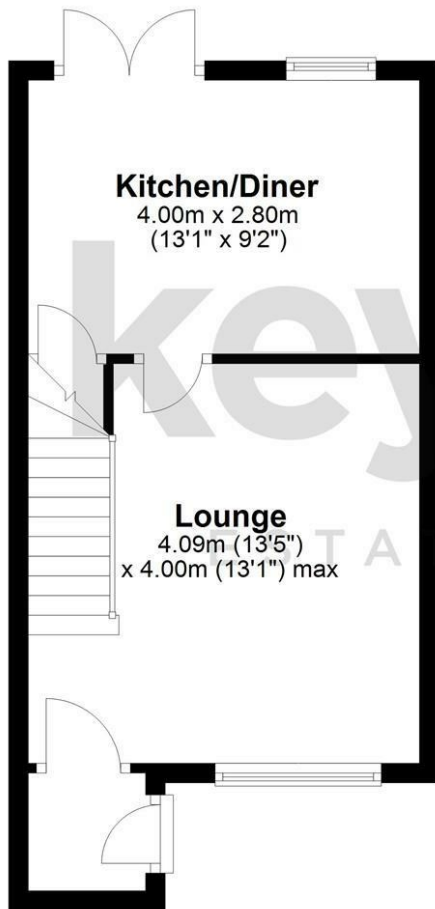
To the front of the property is a lawn area and driveway to the side. A gate provides access to the rear garden, which features a decked seating area, lawn, flower beds, shed, and hedging to the boundaries.

## PROPERTY DETAILS

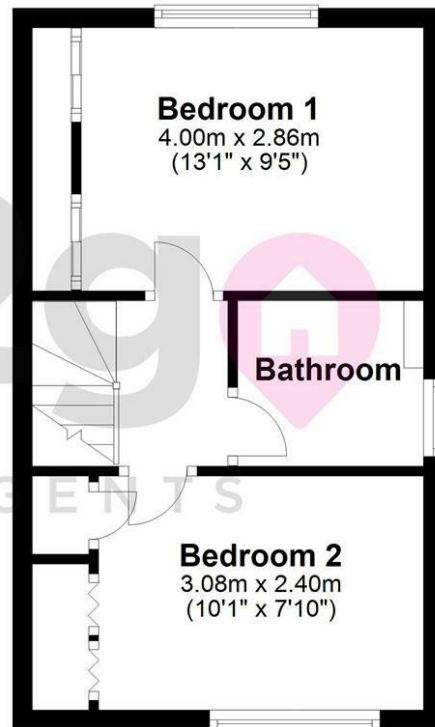
- LEASEHOLD, 96 YEARS REMAINING, £50PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



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

