

Marketing Preview



11 Briarfield Avenue, Sheffield, S12 3LA

£230,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE!! Call our sales team to arrange your viewing on this beautifully presented and recently renovated to a high standard three bedroom semi-detached property. Having open plan kitchen/living space, well presented rear garden, off road parking and garage. Situated close to great local amenities and public transport links. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter through UPVC door into hallway with laminate flooring and neutral decor. Ceiling light, radiator and stair rise to first floor landing.

LOUNGE 13'10" x 11'5"

A open lounge with neutral decor and laminate flooring. Ceiling light, radiator and bay window. Opening to dining room.

DINING ROOM 17'10" x 8'11"

With continued decor and flooring. Ceiling light, UPVC door leading to side and double doors leading to rear. Opening to kitchen.

KITCHEN 6'2" x 9'9"

A brand new kitchen fitted with modern wall and base units, contrasting worktops and sink with drainer and mixer tap. Integrated oven, electric hob and extractor fan. Space for washing machine and fridge/freezer. Spot lighting, radiator and two windows. Continued flooring.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and window. Access to loft, storage cupboard and doors to three bedrooms and bathroom.

BEDROOM ONE 9'8" x 14'4"

A double bedroom with feature panelled wall, carpet flooring and large built in wardrobe with sliding doors. Ceiling light, radiator and bay window.

BEDROOM TWO 9'6" x 9'11"

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window.

BEDROOM THREE 5'11" x 6'7"

A third single bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window.

BATHROOM 5'11" x 5'6"

A modern bathroom comprising of bath with shower and glass shower screen, built in toilet and sink unit with storage. Spot lighting, radiator and obscure glass window. Semi tiled walls and tiled flooring.

OUTSIDE

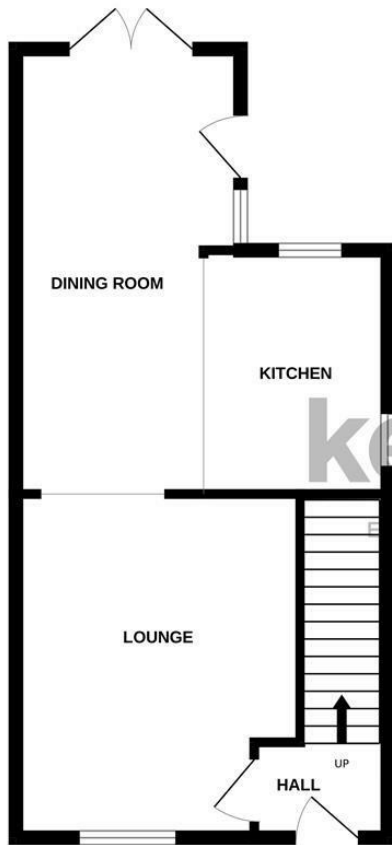
To the front of the property is an enclosed lawn, shrubbery and shared drive to the rear of the property.

To the rear of the property is a private enclosed well presented garden, with lawn and patio area. Shrubbery, garage with power and space for parking.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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