

Marketing Preview



4 Birley Moor Crescent, Sheffield, S12 3AS

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



CHAIN FREE! A fantastic opportunity to purchase this well presented throughout, three bedroom semi-detached property which is situated in a popular area. Offering a downstairs WC and a modern kitchen with a breakfast bar. Also having off road parking and a generous sized rear garden. Close to local amenities and public transport links. Perfect for first time buyers or families alike!

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this well presented throughout, three bedroom semi-detached property which is situated in a popular area. Offering a downstairs WC and a modern kitchen with a breakfast bar. Also having off road parking and a generous sized rear garden. Close to local amenities and public transport links. Perfect for first time buyers or families alike!

HALLWAY

Enter via a uPVC door into the spacious and welcoming hallway with neutral decor, vinyl flooring and the stair rise to the first floor. Ceiling light and radiator. Storage cupboard, under stairs shelving and doors to the WC, kitchen and lounge.

LOUNGE 10'4" x 16'8"

A spacious reception room with neutral decor carpeted flooring and an electric fireplace. Two ceiling lights, radiator and a window. Double doors to the rear.

KITCHEN 9'10" x 10'4"

A modern and stylish kitchen fitted with ample wall and base units, contrasting worktops and a breakfast bar. Integrated oven, gas hob and extractor fan. One and a half sink with a drainer and mixer tap. Space for a full height fridge/freezer and washing machine. Spotlighting, radiator and window. Doors to the storage cupboard and to the rear.

DOWNSTAIRS WC 4'6" x 2'4"

Comprising of a close coupled WC, neutral decor and vinyl flooring. Ceiling light and an obscure glass window.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with two windows, a ceiling light and neutral decor. Access to the boarded loft and doors to the three bedrooms and bathroom.

BEDROOM ONE 8'0" x 13'8"

A double bedroom with neutral decor, carpeted flooring and a storage cupboard. Ceiling light, radiator and window.

BEDROOM TWO 10'5" x 8'3"

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

BEDROOM THREE 7'3" x 8'3"

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

BATHROOM

A modern bathroom having a bath with an overhead and handheld shower and a sink with storage. Ceiling light, radiator and obscure glass window. vinyl flooring and neutral decor.

OUTSIDE

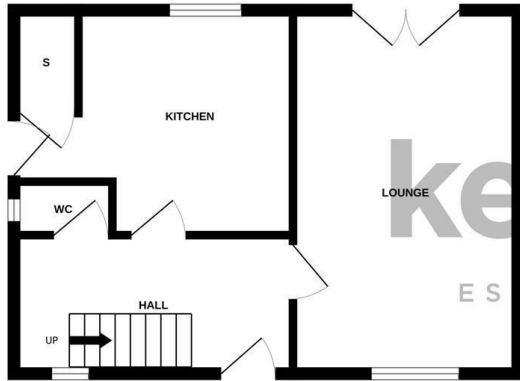
To the front of the property is a lawned area, shrubbery and fencing to the boundary. Off road parking for one car and a shared path leading to the front.

To the rear of the property is a generous sized and well presented garden with a lawn area, patio area and shrubbery. Outhouse and a bar.

PROPERTY DETAILS

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

GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

