



28 Birley Moor Drive, Sheffield, S12 3AU  
Guide Price £210,000

\* THREE GENEROUS BEDROOMS \* IMMACULATE THROUGHOUT \* SEMI-DETACHED HOUSE IN CONVENIENT LOCATION \* FAMILY DINING KITCHEN WITH FRENCH DOORS TO REAR \* SPACIOUS LOUNGE \* FAMILY BATHROOM WITH WHITE SUITE \* UTILITY/LAUNDRY ROOM \* LARGE OUTBUILDING WITH LIGHT & POWER \* GAS FIRED CENTRAL HEATING \* UPVC DOUBLE GLAZED WINDOWS & DOORS

A generously proportioned semi-detached home which has undergone a scheme of modernisation and improvement works and boasts immaculately presented accommodation throughout. The property itself is conveniently located to enjoy ease of access to a wealth of amenities and boasts excellent transports links.

Externally, the property enjoys delightfully landscaped and secure gardens and enjoys a double width driveway providing off street parking.

Internally, there is a welcoming reception hall which has stairs leading to the first floor accommodation and doors leading to the good sized lounge and also the family dining kitchen which has double French doors giving access to the rear garden. There is also a useful utility/laundry room, sizeable understairs store and further double glazed door leading to the side elevation. To the first floor there are three generous bedrooms, all with built-in storage and a family bathroom/w.c. with white suite.

The property also benefits from gas fired central heating and UPVC double glazed windows and doors throughout.

Offering ready to move into accommodation, this property is not to be missed!

Viewing is strictly through the selling agents; contact Rachael on 01246 232156 / 07712 289243 / [residential@wtparker.com](mailto:residential@wtparker.com)



## GROUND FLOOR ACCOMMODATION

### Reception Hall

A welcoming space with double glazed door to front elevation, stairs to first floor accommodation, UPVC double glazed window to side elevation and radiator.

### Lounge

13'2" x 12'8" (4.02m x 3.88m)

A good sized family reception room with large UPVC double glazed window to front elevation, chimney breast with space for electric wood burning-effect fire, door to reception hall and radiator.

### Family Dining Kitchen

16'11" x 10'3" (5.18m x 3.13m)

Having been fitted with a range of modern wall and base cupboard units with wooden worksurfaces and upstands over and inset single drainer acrylic sink unit with mixer tap. Also having integrated electric oven with ceramic hob and extractor hood over, housing for eye-level microwave, integrated fridge, fitted 'L-shaped' bench and space for dining table, UPVC double glazed French looking out and leading out to the rear garden, door to hallway, vertical radiator and door leading through to:

### Side Lobby

With UPVC double glazed door leading to outside, understairs storage cupboard and further door leading through to:

### Utility/Laundry Room

6'11" x 6'0" (2.12m x 1.83m)

Having fitted worksurface with inset single drainer stainless steel sink unit with mixer tap over and space and plumbing for washing machine and tumble dryer below. Also having UPVC double

glazed window to rear, fitted drop-leaf worksurface, space for larder-style fridge freezer and radiator.

## FIRST FLOOR ACCOMMODATION

### Landing

With UPVC double glazed window to side elevation and access to roof space with velux window via pull-down loft ladder.

### Bedroom One

12'9" x 13'3" (3.90m x 4.05m)

A good sized master bedroom which enjoys a front aspect and has UPVC double glazed window, built-in wardrobe/store, radiator.

### Bedroom Two

12'10" x 10'4" (3.92m x 3.15m)

Another good sized double bedroom which has UPVC double glazed window to rear elevation, built-in wardrobe/store and radiator.

### Bedroom Three

9'11" x 6'11" (3.04m x 2.12m)

With UPVC double glazed window to front elevation, built-in wardrobe/storage cupboard and radiator.

### Family Bathroom/WC

6'9" x 5'10" (2.08m x 1.80m)

Having been fitted with a white suite comprising panelled bath with shower and screen over, pedestal wash basin, low flush w.c., UPVC double glazed window to rear elevation, extractor fan and heated towel rail.

### Outside

18'4" x 10'5" (5.6m x 3.2m )

The property is attractively presented and offers a

double width cobble-effect driveway to front elevation with a pedestrian pathway leading to the front door and also giving access to a side entrance which could be covered and utilised for useful outside storage if required.

To the rear there is a delightful garden which has been landscaped for low maintenance and provides a great entertaining space which is also perfect for the safe enjoyment for children and pets.

There is also a block built outside store/garage which measures 5.6m x 3.2m (18'4" x 10'5") and has power and light along with double UPVC double glazed French doors and a UPVC double glazed window.

Also benefitting from outdoor garden tap and power point.

### Tenure

Understood to be Freehold

### Viewing

Strictly by appointment with the agent on 01246 232156 / [residential@wtparker.com](mailto:residential@wtparker.com)

### Council Tax Banding

Band A  
Sheffield City Council

### EPC Rating

C/71



THE BROWN FAMILY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		71
(69-80) C		
(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

