



**Birley Moor Close, , Sheffield, South Yorkshire,  
S12 3BQ**

Price  
**£164,995**

### Property Features

- THREE BEDROOM
- DETACHED HOUSE
- GARDENS TO THREE SIDES
- GARAGE
- EARLY VIEWING ADVISED

Speak with our Sales  
Adviser Today to Arrange a  
Viewing!

### Property Summary

OAKLEAF PROPERTIES are pleased to offer for sale this NICELY PRESENTED, THREE BEDROOM DETACHED HOUSE in SHEFFIELD, South Yorkshire. The house is nicely presented and offers ready to move in accommodation. Having two double bedrooms, a single bedroom, gardens to three sides AND a garage, it is sure to appeal to either first time buyers or families. This is one that will sell quickly so do not miss out - BOOK YOUR VIEWING EARLY!!

**OAKLEAF HOMES**  
Older homes backed by Barratt.

[www.oakleafhomes.co.uk](http://www.oakleafhomes.co.uk)

0113 307 68 68

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contractor or warranty. \*Estimated rental yield figures are calculated using information supplied by the marketing agent and are based on the original market price. The rental yield figure should only be used as a guide and we strongly recommend you seek independent financial advice before proceeding with any investment.

OAKLEAF PROPERTIES are pleased to offer for sale this NICELY PRESENTED, THREE BEDROOM DETACHED HOUSE in SHEFFIELD, South Yorkshire. The house is nicely presented and offers ready to move in accommodation. Having two double bedrooms, a single bedroom, gardens to three sides AND a garage, it is sure to appeal to either first time buyers or families. This is one that will sell quickly so do not miss out - BOOK YOUR VIEWING EARLY!!

Accommodation Briefly Comprises Of:

Ground Floor Level

**ENTRANCE**

Entrance is in to a side porch which has a door in to the lounge and a storage cupboard.

**LOUNGE**

The downstairs has an open plan aspect with stairs to the first floor level, a window to the front elevation and a dining area to the rear of the room. Laminate flooring extending in to the dining area.

**KITCHEN**

The kitchen is fitted with a range of wall and base units with contrasting work surfaces and tiling to the splashback areas. Useful built in pantry, window to the rear elevation and door leading in to the side porch.

**SIDE PORCH**

The side porch has a door to the rear garden and there is a downstairs WC.

First Floor Level

**LANDING**

The landing has access to all three bedrooms and the house bathroom.

**BEDROOM ONE**

The main bedroom is carpeted and has a window to the front elevation.

**BEDROOM TWO**

The second bedroom is carpeted and has a window to the rear elevation.

**BEDROOM THREE**

The third bedroom is a single room and has a window to the side elevation.

**BATHROOM**

The bathroom is fully tiled and has a three piece suite comprising of a panelled bath with shower over and screen, vanity wash hand basin and a low level flush WC. Chrome heated towel rail and a window to the rear elevation.

**EXTERNAL**

There are three gardens wrapping round the property, all of which are predominately lawned. At the rear is a detached garage with more parking available in front of this.

## Map

