



£215,000 OIRO

Birklands Drive, Sheffield

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Three Double Bedroom
Extended Property
- Tastefully Appointed
- Lounge with Seperate
Dining Room and Additional
Conservatory
- Extended Kitchen
- Downstairs Looility
- Large Enclosed Rear
Garden
- Driveway Providing Ample
Off-Road Parking
- Desirable Location
- VIEWING ADVISEDNO
ONWARD CHAIN!

Property Description

TASTEFULLY EXTENDED FOR YOUR FAMILY TO THRIVE...IN A QUIET AND DESIRABLE AREA, BIRKLANDS DRIVE...!

Uflit are highly delighted to welcome to the market this three bedroom EXTENDED property, tastefully appointed throughout.

Main Particulars

TASTEFULLY EXTENDED FOR YOUR FAMILY TO THRIVE...IN A QUIET AND DESIRABLE AREA, BIRKLANDS DRIVE...!

Uflit are highly delighted to welcome to the market this three bedroom EXTENDED property, tastefully appointed throughout. The property boasts a cloakroom entrance, fitted kitchen, a spacious bay windowed lounge, separate dining room which in turn leads to a conservatory, utility area with downstairs wc. To the first-floor three ample sized bedrooms and a family bathroom. The property commands a fabulous position with an Indian stone driveway providing ample off-road parking. A stunning large landscaped rear garden adds to the desirability of this property. Located in a quiet and desirable area of Handsworth close to local amenities, excellent transport links and schools. The property also benefits from a range of fitted blinds and an alarm system. Don't Delay CALL UFLIT TODAY 01709 912730.

Tenure: Leasehold

Parking options: Off Street

Garden details: Private Garden

Entrance hall w: 1.9m x l: 4.7m (w: 6' 3" x l: 15' 5")

A glazed composite door invites you into a hallway, laminate flooring, carpeted spindled stairs lead to the first-floor, radiator and doors give access to the lounge, dining area, kitchen and looility.

Kitchen w: 3.4m x l: 2.6m (w: 11' 2" x l: 8' 6")

Comprising of a range of wall and base units with complimentary worksurface areas, counter top resin sink and tiled back panels. Appliances to include a built-in oven with gas hob, extractor fan and a range of white goods. Two rear facing upvc windows allow light along with spot lighting, a glazed upvc door to the conservatory and a radiator.

Conservatory w: 4m x l: 3.1m (w: 13' 1" x l: 10' 2")

A further addition to the property with laminate flooring and a further glazed upvc door opening onto the garden. Radiator and ceiling fan.

Lounge w: 3.4m x l: 4.2m (w: 11' 2" x l: 13' 9")

A spacious living area with a decorative fire place adopting a feature wall, a radiator creates warmth and carpeted flooring seamlessly flows throughout and a large bay window illuminates.

Dining room w: 3.3m x l: 3.7m (w: 10' 10" x l: 12' 2")

A further reception room with carpeted flooring, radiator and a rear facing upvc window.

Looility w: 2.2m x l: 4.2m (w: 7' 3" x l: 13' 9")

Tastefully adopting the extension comprising of a low level wc, wash hand basin, a continuation of the laminate flooring and plumbing for further utilities. Spot lighting, radiator and a front facing upvc window.

FIRST FLOOR:

A carpeted spindled landing with side facing upvc window, loft hatch creating storage and doors giving access to three bedrooms and the family bathroom.

Master bedroom w: 3.3m x l: 3.8m (w: 10' 10" x l: 12' 6")

A double bedroom with carpeted flooring, radiator, spot lighting and a rear facing upvc window.

Bedroom 2 w: 3.3m x l: 3.7m (w: 10' 10" x l: 12' 2")

A further double bedroom with laminate flooring, radiator, spot lighting and a front facing upvc window.

Bedroom 3 w: 2.7m x l: 2.5m (w: 8' 10" x l: 8' 2")

A third double bedroom with carpeted flooring, radiator, spot lighting and a front facing upvc window.

Family Bathroom w: 1.9m x l: 1.8m (w: 6' 3" x l: 5' 11")

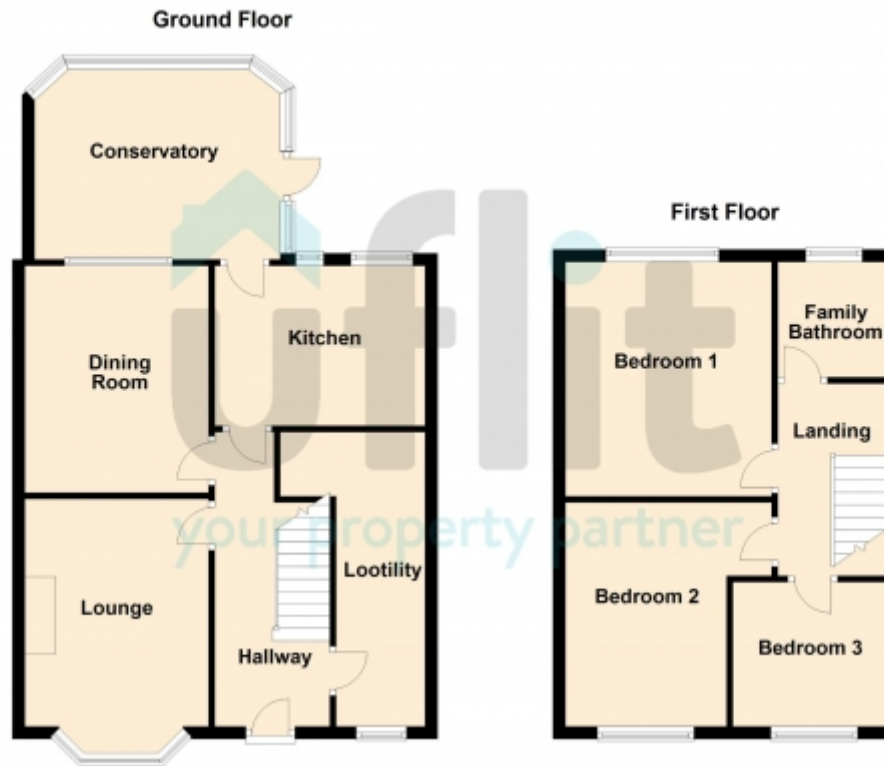
Comprising of a panelled bath with overhead shower, wash hand basin and a low level wc. Fully tiled with feature borders, tiled flooring, heated towel rail, spot lighting and a rear facing upvc window.

Outside

A delicate stone wall with double gates opens to an attractive Indian stone driveway providing off-road parking with decorative feature stone borders. The Indian stone seamlessly wraps around the property through side gated access to form a large bespoke patio area to the rear. The Indian stone forms a path separating a lawned garden and decorative stone which in turn leads to a further block paved patio with manicured borders, garden shed allowing for family entertaining all enclosed.

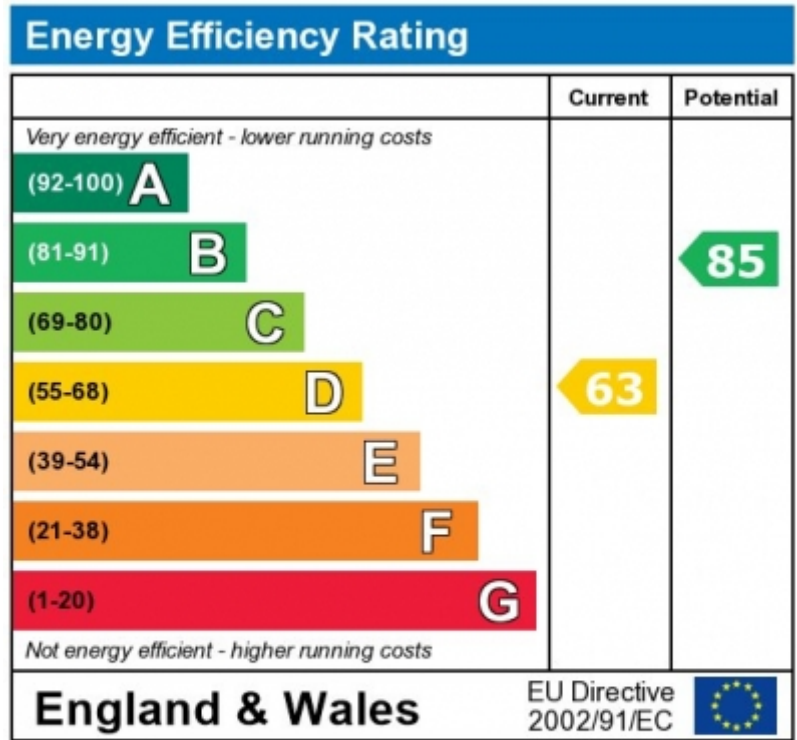
DON'T DELAY CALL UFLIT TODAY





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



www.uflit.co.uk