

7 Birchitt Road, Sheffield, S17 4QN

Saxton Mee

# 7 Birchitt Road

Price Guide

## £425,000

Guide price £425,000 - £440,000

Favourably located close to Dore and Totley Golf Club; this nicely proportioned three bedroomed detached house stands only a few hundred yards from a comprehensive range of local amenities including renowned schooling, shops, cafe and Sainsburys Local. Ease of access is also afforded to the city centre, ring road, St James Retail Park and the Peak District.

Offered for sale with vacant possession and no upward chain the property is complemented by a good sized private rear garden which extends quite a way in depth. Offering gas fired central heating via a Valliant combination boiler. Along with double glazing, the accommodation briefly comprises: porch, hall, living room, separate dining room, excellent uPVC double glazed conservatory, fitted kitchen, side hallway/utility area off which opens downstairs WC and also a personnel door to the garage. First floor landing off which opens three good sized bedrooms (one of which has a shower), with there also being an excellent shower room which has also been fitted during the last 10 years. Separate WC.

Outside: good sized mainly lawned rear garden which enjoys an excellent degree of privacy. The property is set back from the road with a block paved drive and ornamental front garden. Integral single garage.

- Three bedroomed detached house
- Most popular residential location
- Good sized garden
- Garage and off road parking
- Some general updating required
- Spacious accommodation throughout
- EPC
- Council Tax Band
- Tenure:






















Floor 0




Floor 1

**Approximate total area**(1)

1342 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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