







4 Bignor Road

Birley Carr • Sheffield • S6 1JD

Guide Price £240,000 - £250,000

Effectively extended 3-bedroom semi-detached property in Birley Carr, S6. Improved by recent owner to create a stylish, flexible family home offering fabulous potential to extend or develop subject to necessary consents. Benefits from front & rear gardens, garage and driveway. Composite front door with welcoming hallway leads through to the box bay fronted lounge presented in modern décor complemented by neutral carpet and made to measure blinds. Overlooking the garden and filled with natural light is a spacious versatile dining room to the rear. The kitchen is fitted with a range of white wooden units, matching worktops and integrated oven, with four ring gas hob. There is space for further freestanding white goods which are included within the sale. Side door access to the rear garden & garage. The first floor comprises of 3 stylishly presented bedrooms incorporating built in wardrobes and storage in both double rooms. The shower is equipped with a generous double walk-in shower, vanity unit housing the hand wash basin and WC, with built in storage housing the Worcester combination boiler. Externally is a front garden and driveway providing off street parking leading to the garage fitted with WC. At the rear through secure gates is an attractive garden designed to offer partial lawn and landscaped raised beds filled with attractive planting and decorative stone. Bignor Road is ideally placed for access to a good range of local amenities including shops, pubs and schools, with excellent transport links to the city centre and motorway network.





- Effectively Extended Semi Detached
- 3 Bedrooms & Tiled Shower Room
- Stylishly Presented Throughout
- Excellent Transport Links & Local Amenities
- Combination Boiler & Double Glazing

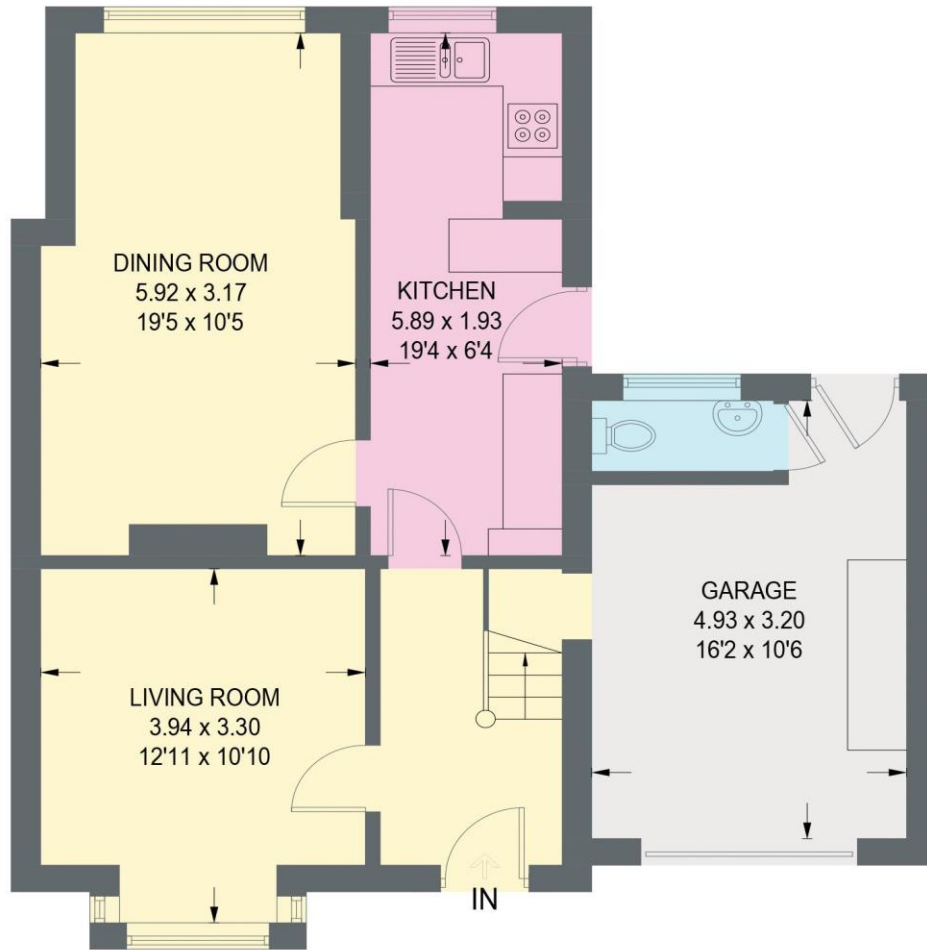
- Potential to Extend Subject to Consents
- Front & Rear Gardens
- Driveway & Garage
- Freehold
- Council Tax Band B, EPC Rating D



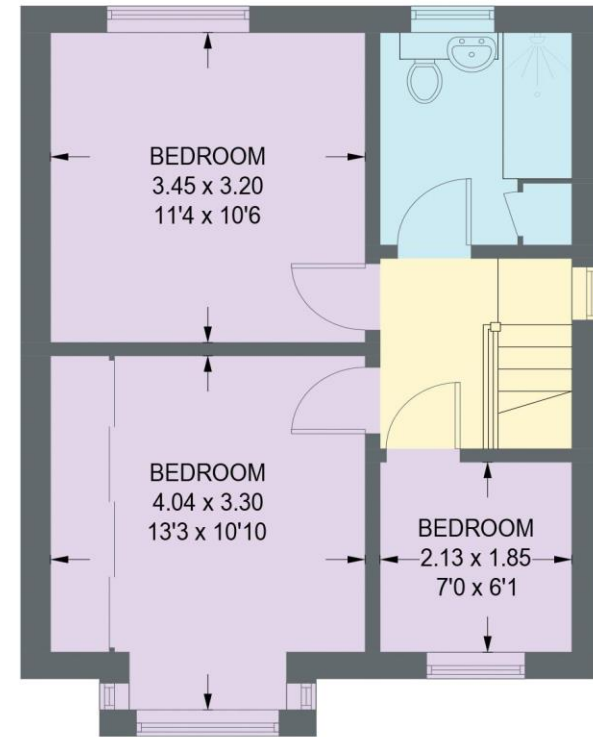


4 BIGNOR ROAD

APPROXIMATE GROSS INTERNAL AREA = 105.8 SQ M / 1139 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
67.7 SQ M / 729 SQ FT



FIRST FLOOR
38.1 SQ M / 410 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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