







61 Birch House Avenue

Oughtibridge • Sheffield • S35 0FH

Guide Price £270,000 - £280,000

Located in the sought after village of Oughtibridge, S35 is a three-bedroom extended semi-detached family home. Offering spacious, flexible accommodation with stunning far-reaching views. Benefits from driveway, garage and southerly facing tiered rear garden. Available with no onward chain. The property enters through a porch and inner door into the hallway which incorporates a ground floor WC. The spacious dual aspect lounge allows light to stream through the property and offers pleasant far-reaching views to the front and garden aspect to the rear. The generously proportioned dining kitchen overlooks the garden, fitted with wooden units, complementary worktops and tiled splashbacks. Internal side door provides access to the integral garage where the boiler is located and to the garden room which creates a seamless link with the patio and private courtyard. The first-floor features 2 neutrally presented double bedrooms with varnished wooden floor and a smaller front facing bedroom equipped with built in single bed, overhead storage and desk. The family bathroom is fully tiled housing a modern 3-piece white suite. Externally is an attractive front garden with a driveway leading up to the integral garage. To the rear is a low maintenance, tiered garden over 3 levels with a private courtyard and patio area, complemented by mature planting. Situated in this extremely popular suburb of Sheffield with excellent amenities within the village including shops, pubs, restaurants, regular public transport and easy access to motorway connections. A short drive to Fox Valley Shopping Centre which boasts an array of boutique shops and restaurants. Close to reputable local schools including Oughtibridge Primary School and Bradfield Secondary.





- Extended Semi Detached Family Home
- 3 Bedrooms
- Dual Aspect Spacious Living Area
- Generous Dining Kitchen
- Sought After Village Location

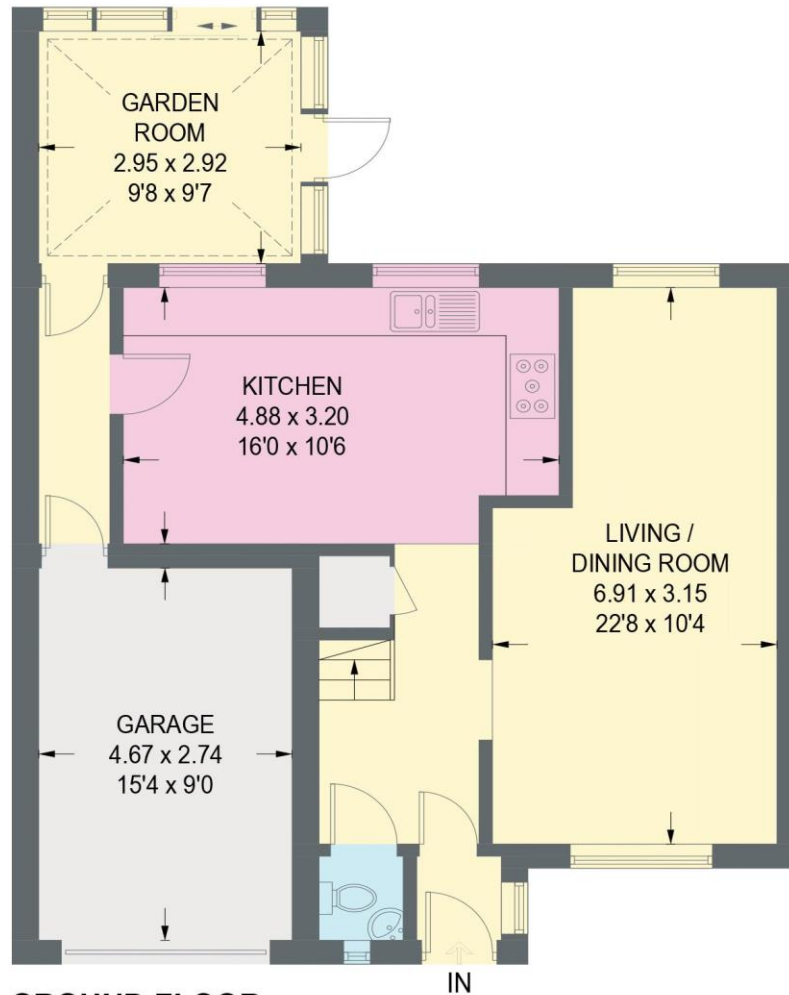
- Excellent Local Amenities & Transport Links
- Driveway & Integral Garage
- Southerly Facing Garden, Patio & Courtyard
- Freehold & No Chain
- Council Tax Band C, EPC Rating D



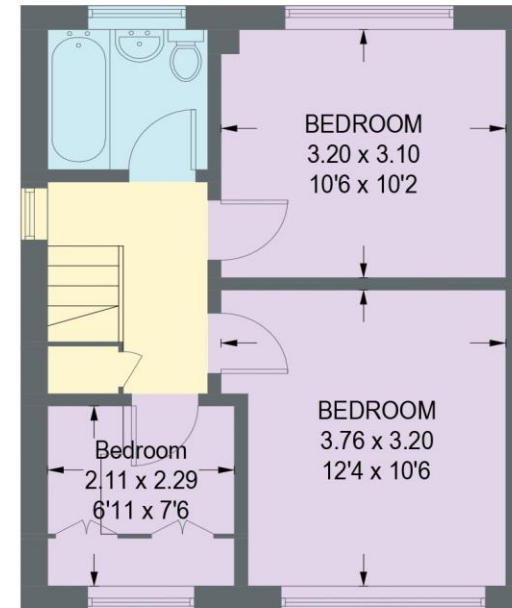


61 BIRCH HOUSE AVENUE

APPROXIMATE GROSS INTERNAL AREA = 1179 SQ M / 109.6 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
794 SQ M / 73.8 SQ FT



FIRST FLOOR
385 SQ M / 35.8 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk [haushomes.co.uk](https://www.haushomes.co.uk)

0114 276 8868