



Camborne Road, Birley Carr, S6

Offers Over £240,000

- FREEHOLD
- OPEN PLAN BREAKFAST DINING KITCHEN
- FAMILY BATHROOM WITH SEPARATE BATH AND SHOWER ENCLOSURE
- COUNCIL TAX BAND B - £1,854.28
- FANTASTIC THREE BEDROOM END TERRACED PROPERTY
- LOUNGE WITH LOG BURNING STOVE
- LOVELY LOW MAINTENANCE GARDENS
- IMMACULATELY PRESENTED THROUGHOUT
- TWO SPACIOUS FIRST FLOOR BEDROOMS
- ATTIC BEDROOM WITH EN SUITE AND DRESSING/ KITCHENETTE AREA

Camborne Road, Birley Carr, S6

**** AN ALTOGETHER BEAUTIFUL HOME – VIEWING ESSENTIAL ****

This truly individual, turn-key property is tastefully presented both inside and out and is sure to appeal to a wide range of buyers. The quirky and versatile layout adds exceptional character and charm to this stunning three-bedroom end-terraced home. Occupying a desirable corner plot, the property benefits from immaculately presented, low-maintenance gardens to the front and side elevations, along with a useful outbuilding. The accommodation briefly comprises: entrance lobby; cosy lounge with log burning stove; open plan breakfast and dining kitchen, ideal for modern living and entertaining; two spacious first floor bedrooms; generous family bathroom; and a superb attic bedroom three complete with en suite and additional off-shot space currently used as a dressing area, kitchenette, and storage. A truly unique home that must be viewed to be fully appreciated.



Council Tax Band: B



ENTRANCE HALL

As you approach through the low iron gate, the kerb appeal of this lovely family home is immediately apparent. The property is entered via a part obscure glazed composite entrance door leading into the hallway, which features wood effect laminate flooring, a ceiling light point, and an over-door obscure double glazed window. Stairs rise to the first floor, and part glazed internal doors provide access to both the breakfast dining kitchen and the lounge.

LOUNGE

This fantastic living area features a log burning stove set within a brick-built fireplace and chimney breast, creating a real focal point to the room. Additional features include uplighting to the hearth, coving, wood effect laminate flooring, and a ceiling light set into a decorative rose. There is a central heating radiator and a uPVC double glazed bay window to the side aspect, along with a cosy reading recess within the bay.

OPEN PLAN BREAKFAST DINING KITCHEN

BREAKFAST KITCHEN AREA

Ideal for today's modern living, this beautifully appointed kitchen comprises a good range of oak wall, base, and drawer units, complemented by black marble effect worktops. A large central peninsula incorporates an integrated five-ring gas hob with extractor fan above, along with an abundance of under-counter storage. Further features include brick-style splashbacks, an integrated fridge freezer, double oven, and space and plumbing for a dishwasher. The kitchen is well lit with two runs of rope cable lighting systems with spotlights, and benefits from a one and a half bowl sink with mixer tap set beneath a uPVC double glazed window. Additional features include open oak display shelving and a bi-fold door providing access to the cellar head.

CELLAR HEAD

With space and plumbing for a washing machine, the cellar head provides a practical utility area and benefits from open shelving and additional storage space. The area features laminate flooring, power points, and a ceiling light. A glazed door gives access to the steps leading down to the cellar.

CELLAR

Two cellar areas, both benefiting from power and lighting. One area houses the wall-mounted combi boiler and provides useful storage for kitchen appliances.

DINING AREA

This good-sized dining room features a fitted oak media unit with open wine storage and cupboards below. There is ample space for a dining table and chairs, making it ideal for both everyday use and entertaining. Further features include a uPVC double glazed bay window

recess, wood effect laminate flooring, coving, and a ceiling light point. The room also benefits from two central heating radiators and double glazed patio doors providing access to the garden area.

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

This elegantly presented primary bedroom is generously proportioned and features carpet flooring, a central heating radiator, and a striking black cast iron fireplace as a focal point. Further benefits include a ceiling light point and a uPVC double glazed window to the side elevation.

BEDROOM TWO

A good-sized double bedroom featuring a uPVC double glazed window to the front elevation, carpet flooring, a ceiling light point, and a central heating radiator.

FAMILY BATHROOM

A stylish family bathroom incorporating a double-width shower enclosure with screen doors and a wall-mounted shower, along with a deep panelled bath. The suite further comprises a wash basin set within a vanity storage unit and a low-level WC with push button flush. Additional features include black flooring, a vertical heated towel rail, recessed ceiling spotlights, and tiled walls to the wet areas with the remaining walls finished in a painted decor. The room is completed by an obscure uPVC double glazed window providing natural light and privacy.

LANDING AND STAIRS

With carpet flooring, a ceiling light point, and a low door providing access to useful under-stairs storage. Solid doors lead to the two first floor bedrooms, family bathroom, and the staircase rising to the attic room.

STAIRS RISING TO THE SECOND FLOOR

ATTIC SUITE

Open plan, light and airy, this versatile space is ideal for a teenager or dependant relative. It benefits from a useful off-shot dressing area, which the previous owners utilised with a microwave and kettle, enhancing the self-contained feel of the room. The main area features a uPVC double glazed window to the front elevation, a dormer window to the side elevation, carpet flooring, recessed ceiling spotlights, and a central heating radiator. There is ample space for bedroom furniture and seating. Additional character is provided by a feature stained glass window to the en suite area. A bi-fold door leads to the off-shot dressing room, with open access continuing into the en suite.

ENSUITE

Comprising a double-width shower recess with glass door and wall-mounted shower, a low-level WC with push button flush, and a feature chrome and glass wash basin. The en suite benefits from fully tiled walls to the wet areas, an extractor fan, central heating radiator, ceiling light point, and vinyl flooring. A low door provides access to useful eaves storage.

OUTSIDE

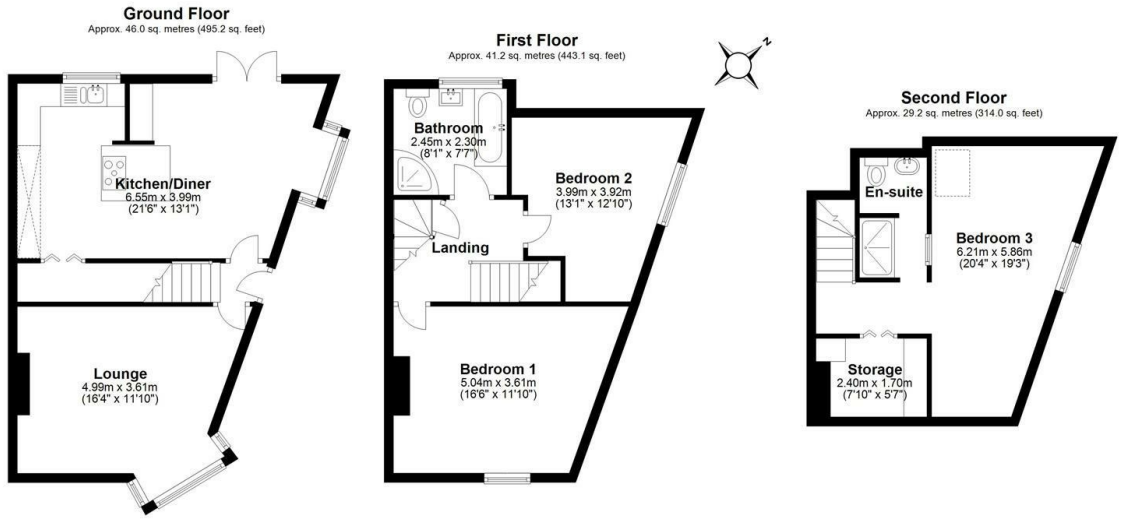
Immaculately maintained, the front garden is accessed via a low iron entrance gate with a pathway leading to the front door. The frontage is bordered by copper beech hedging and stone wall boundaries, with established planting providing a pleasant outlook. Further benefits include outdoor lighting and a tall secure gate giving access to the main side garden. The side garden enjoys sunshine throughout the day and provides a true suntrap, featuring a variety of paved seating areas and pebble beds. The space also includes a storage shed, raised beds with mature planting, fenced boundaries, outdoor security lighting, and a water supply. A brick-built outhouse provides further useful storage.

DISCLAIMER

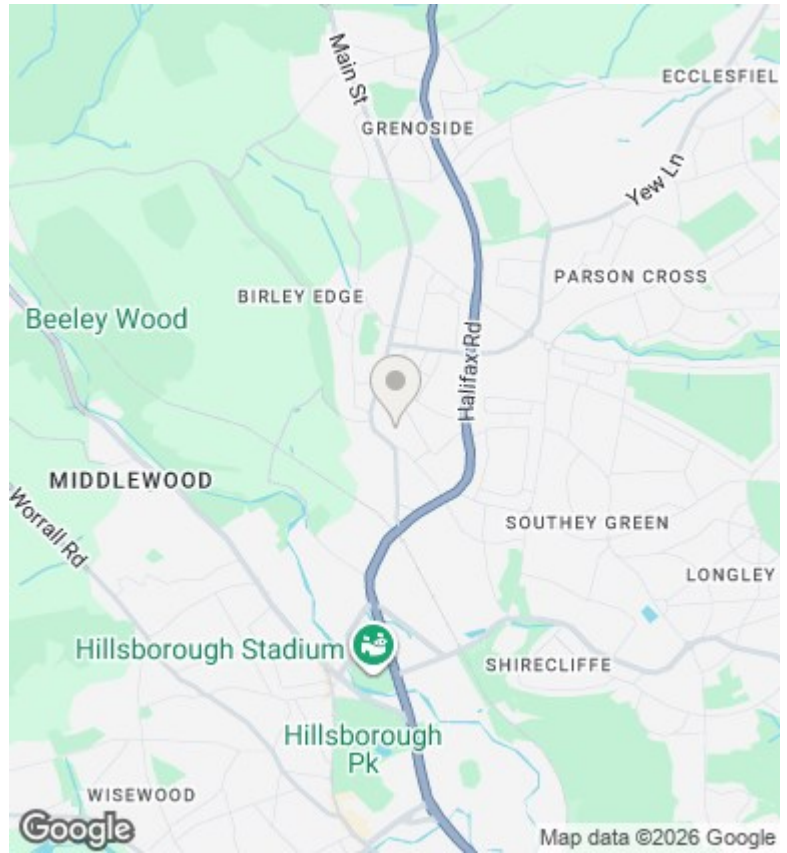
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Total area: approx. 116.3 sq. metres (1252.3 sq. feet)
 All measurements are approximate
 Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	