



## 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.

### EN SUITE

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

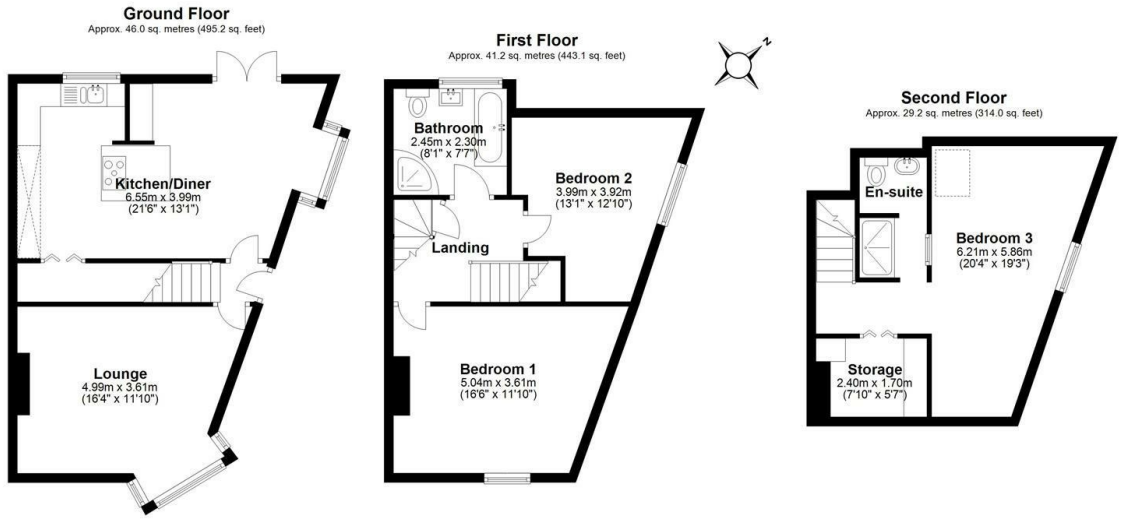
Immaculately maintained, the front garden is accessed via a low iron entrance gate with a pathway leading to the front door. The frontage is bordered by copper beech hedging and stone wall boundaries, with established planting providing a pleasant outlook. Further benefits include outdoor lighting and 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

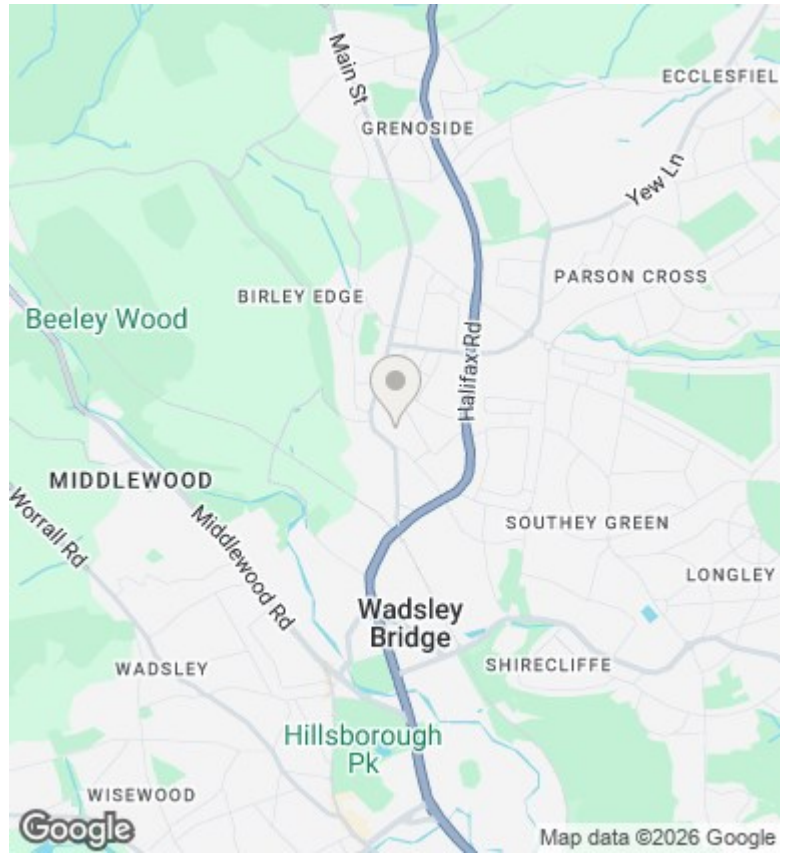
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Total area: approx. 116.3 sq. metres (1252.3 sq. feet)  
 All measurements are approximate  
 Plan produced using PlanUp.



Directions

Viewings

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

Council Tax Band

B

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