



**WHITEHORSES**

Buy. Sell. Let. Relax!

0114 268 8533  
info@whitehorses.com  
www.whitehorses.com

**23 Birchvale Road, Birley**

Sheffield

Prices From **£165,000**



# 23 Birchvale Road

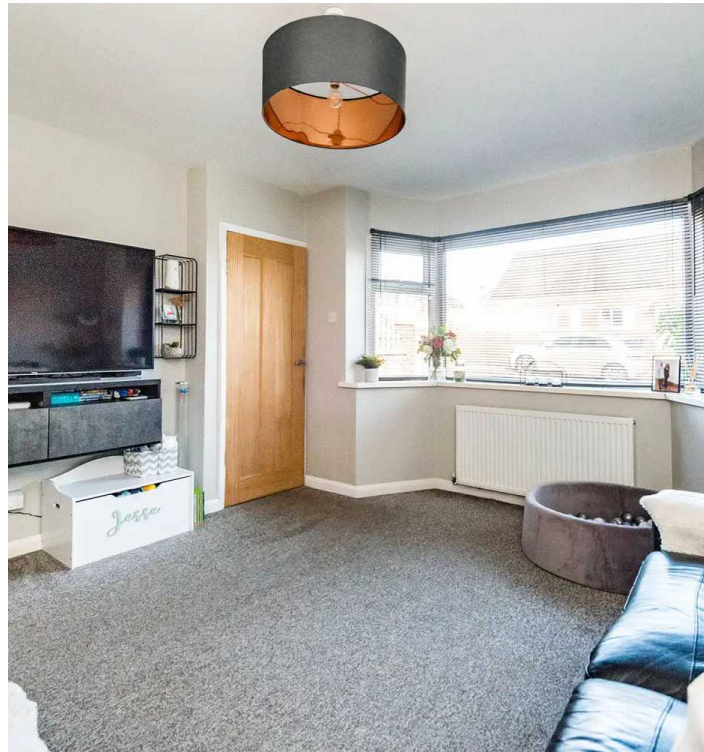
Birley, Sheffield

A superb opportunity has arisen for first time buyers and investors alike to take possession of this spacious two bedroomed semi-detached property. Being located in one of Sheffield's most popular suburbs with easy access to not only a wealth of local amenities but also the nearby Tram network and local reputable schools such as Birley Academy. This freehold property has been beautifully finished throughout by the current vendors its easy to say that viewing is essential to do full justice to this superb property.

Council Tax band: A

Tenure: Freehold

- TWO BEDROOMED SEMI-DETACHED PROPERTY
- LIGHT AND SPACIOUS ACCOMODATION TOTALLING 626 SQ FT
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- CLOSE TO WEALTH OF LOCAL AMENITIES
- FINISHED INTERNALLY TO A HIGH STANDARD BY THE CURRENT VENDORS
- EASY AND CONVIENTENT AMPLE OFF ROAD PARKING
- CLOSE TO TRANSPORT LINKS INCLUDING SUPER TRAM NETWORK
- PRIVATE AND ENCLOSED REAR GARDEN
- REPUTABLE LOCAL SCHOOLS INCLUDING BIRLEY PRIMARY ACADEMY
- FREEHOLD PROPERTY AND COUNCIL TAX BAND A



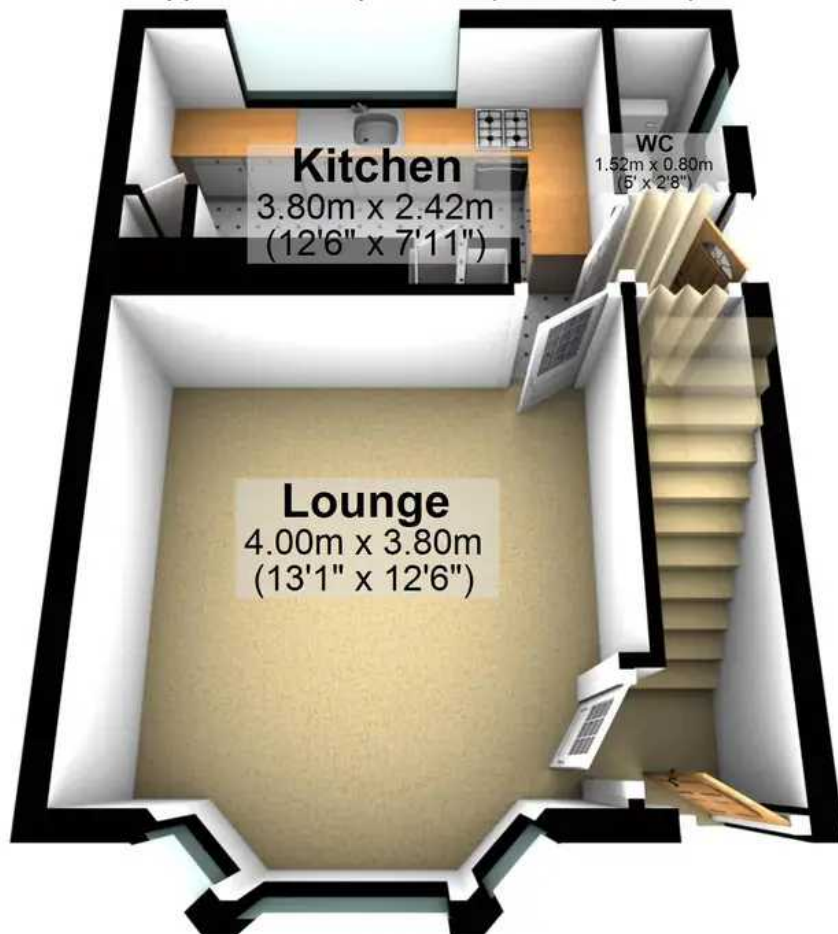






## Ground Floor

Approx. 29.1 sq. metres (313.5 sq. feet)



## First Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



Total area: approx. 58.2 sq. metres (626.7 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.