



- Mid Terraced Property
- Three Bedrooms
- Sought After Semi Rural Location
- NO CHAIN

## 6 Birkwood Terrace, Braithwell, South Yorkshire, S66 7AE

Offers in the region of: £104,950

Situated on the outskirts of the much sought after village of Braithwell, in a semi rural location, is this well-proportioned 3 bedroom inner terraced home. The property is deserving of an internal inspection to fully appreciate the potential on offer. Whilst requiring some modernisation and cosmetic upgrading the property does provide a characterful and charming base to what could be a lovely home in the country.

The centre of Braithwell is under a mile away whilst in the opposite direction approximately 2 miles away are the various shops & amenities in Maltby. Whilst being nestled in an idyllic country location access to major road network is still very good with the M18, M1 and A1(M) all just a few miles away. The accommodation briefly comprises; Living Room, Kitchen/Diner, First Floor Landing, Bedroom 1, Bedroom 2, Bathroom and Attic Bedroom 3.



## Property Description

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### ACCOMMODATION

#### GROUND FLOOR

##### LIVING ROOM

14' 6" x 12' 11" (4.44m x 3.96m)

Having a front facing UPVC bow window, a timber entrance door, central heating radiator and an open fireplace with feature stone surround and granite hearth.

##### KITCHEN/DINER

14' 8" x 13' 0" (4.49m x 3.98m)

Fitted with a basic range of wall and base unit set above and below roll top work surface. There is a ceramic sink with mixer taps, a Rayburn range, UPVC double glazed window, timber stable style entrance door, a central heating radiator and tiled floor. There is a staircase to the first-floor conversion with useful storage cupboard below.





## FIRST FLOOR

### LANDING

Having stripped and polished floor boards and access to staircase leading to the second floor accommodation.

### BEDROOM ONE

14' 11" x 9' 10" (4.55m x 3.02m)

A well proportioned bedroom with a range of built-in wardrobes, stripped and polished floorboards, a central heating radiator and a rear facing UPVC double glazed window with views to the rear.

### BEDROOM TWO

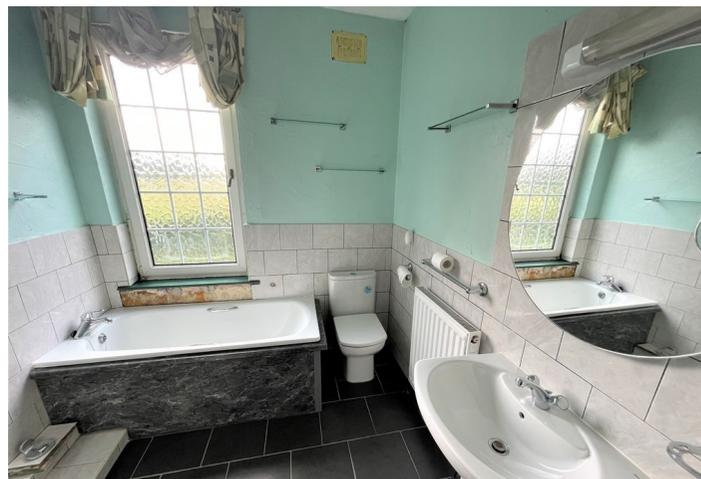
9' 11" x 7' 3" (3.03m x 2.21m)

Having a front facing UPVC double glazed window with views onto open countryside. There is a central heating radiator and stripped and polished floorboards.

### BATHROOM

9' 10" x 7' 2" (3.01m x 2.19m)

Fitted with a white three-piece suite comprising of a panelled bath, a low flush WC, pedestal wash hand basin and corner shower cubicle with electric shower. There are ceramic tiles to the wall and floors, a central heating radiator, front facing UPVC double glazed window and a storage cupboard which houses the hot water cylinder.



## SECOND FLOOR

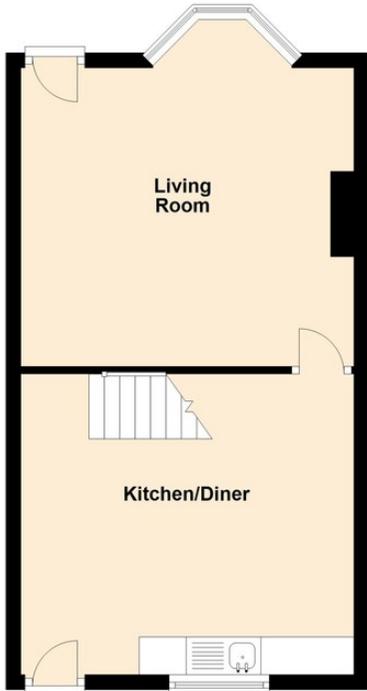
### ATTIC BEDROOM THREE

16' 10" x 14' 4" (5.14m x 4.39m)

Having recessed ceiling spotlights, front and rear facing Velux windows, stripped and polish floor boards and storage in the eaves space.

### Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



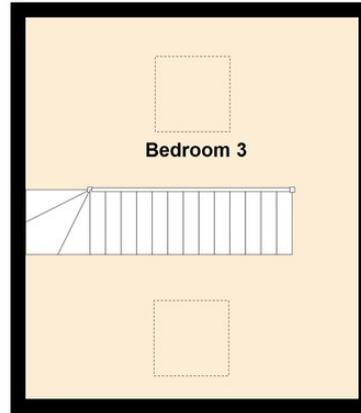
### First Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



### Second Floor

Approx. 22.5 sq. metres (242.5 sq. feet)



Total area: approx. 94.5 sq. metres (1016.8 sq. feet)

Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.  
Plan produced using PlanUp.

### OUTSIDE

To the front of the property sees a pleasant forecourt garden and to the rear there is a brick built store and single garage.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54   E
21-38	F		
1-20	G	12   G	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements