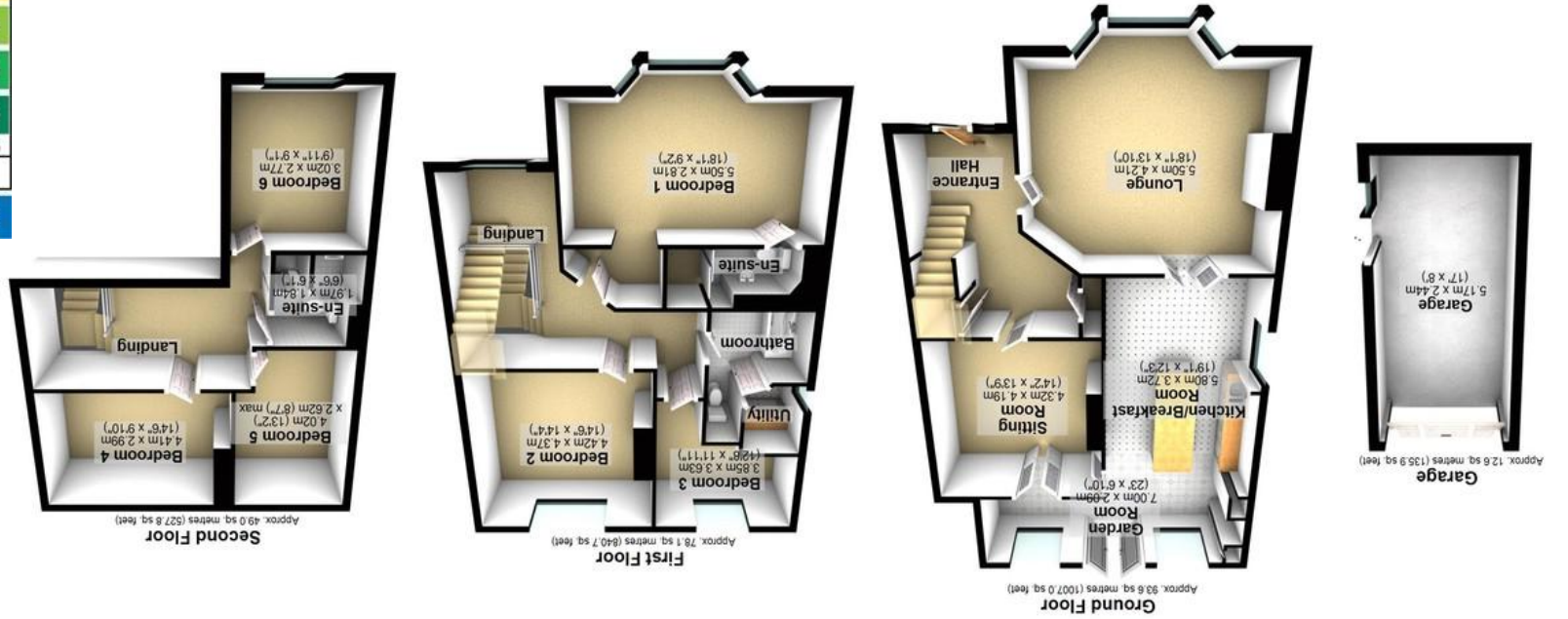


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
	Very energy efficient - lower running costs
	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
G (1-20)	
Not energy efficient - higher running costs	
Current	58
Potential	78

Total area: approx. 233.3 sq. metres (2511.4 sq. feet)
All measurements are approximate
Plan produced using PlanIt.





12 Silver Birch Avenue | Fulwood | Sheffield | S10 3TA Property Tenure: Freehold
 An absolutely stunning, immaculately presented and incredibly six bedroomed, three bathroomed, period semi detached family home. Having been finished to the very highest of standards by the current vendors with absolutely no expense spared to create ultra contemporary approach to family living yet sympathetically retaining the original features, character and charm associated with a property from this era. With bespoke rear extension that really sets the standard in open plan kitchen, diner and living to the rear, number 12 also benefits from a detached garage, private landscaped garden and parking off road accessed to the rear. With three stunning floors of accommodation that total an impressive 2,512 sq feet this fabulous property is designed perfectly to cater for the growing family market and simply must be viewed internally to be fully appreciated. Quietly tucked away on this no through road in the very heart of Fulwood village, numerous local cafes, eateries and shops are a short stroll as is Forge Damn park, Ofsted rated excellent schools are on hand as are principal hospitals, universities and not forgetting The Peak District is right next door.



- PROPERTY FEATURES**
- STUNNING SIX BEDROOMED SEMI DETACHED
 - INCREDIBLY RARE OPPORTUNITY TO MARKET
 - REDEFINING CONTEMPORARY FAMILY LIVING
 - THREE FABULOUS FLOORS OF ACCOMMODATION TOTALLING A IMPRESSIVE 2,511 SQ FEET
 - REAR GARAGE AND DRIVEWAY
 - OFSTED RATED EXCELLENT LOCAL SCHOOLING CATCHMENTS
 - TASTEFULLY EXTENDED TO TB REAR
 - QUIET CUL DE SAC POSITION IN THE HEART OF FULWOOD VILLAGE
 - BESPOKE PARQUET FLOORING UNDERFLOOR HEATING TO THE EN SUITES AND KICHEN/DINER
 - FREEHOLD COUNCIL TAX BAND F £2,966.64

