



**Birchlands Drive,
Sheffield
£1,400 pcm**

Spacious three-bedroom semi-detached home featuring a large lounge with garden access, modern kitchen/diner with integrated appliances, driveway for two cars, excellent storage, and a low-maintenance rear garden.

- A Modern Semi Detached Property
- Large Spacious Lounge
- Modern Dining Kitchen with Integrated Appliances
- Three Bedrooms
- Master Bedroom with Fitted Wardrobes
- Downstairs Shower Room
- Family Bathroom
- Driveway
- Enclosed Garden to Rear

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	84	94
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with Nationwide Estate Agents - Adlington Office
Reference	Telephone 01257 475566
	BIRC27
	Council Tax Band: C
Additional Information	Deposit: £1,615
	Holding Deposit: £320

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.