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Myrtle Drive, Heeley, Sheffield, S2 3HG

BELVOIR!

OIRO £200,000



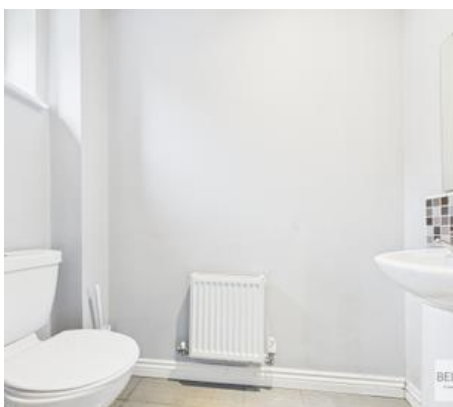
Key Features

- > Three Bedroom House
 - > Driveway
- > Private Rear Garden
 - > Popular Location
- > Ideal First Time Home
 - > No Chain
- > Tenure: Freehold
 - > EPC rating C

Belvoir Sheffield are pleased to bring to the market this three-bedroom semi-detached house located in the popular S2 area of Sheffield right on the edge of Sheffield City Centre.

Ideal for first time buyers or families upsizing with private garden to the rear, driveway and downstairs W.C.

Early Viewing is advised



Hallway: With downstairs W.C. and sink

Kitchen: With a range of wall and base units and integrated double oven, fridge freezer and dishwasher included in the sale.

Living Room: Spacious living room with patio doors to the rear garden and a large under stairs storage cupboard.

Landing: With large storage cupboard and loft hatch with access to the loft which is partly boarded for storage.

Three Double Bedrooms: Neutrally decorated with bedroom one and two having fitted wardrobes.

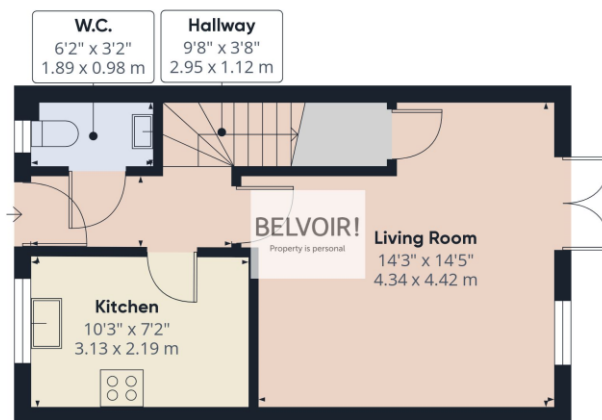
Bathroom: With large, enclosed shower, W.C., sink and chrome towel rail.

Exterior: With driveway to the front for one car and private garden to the rear with patio and steps leading to a lawn and decked area.

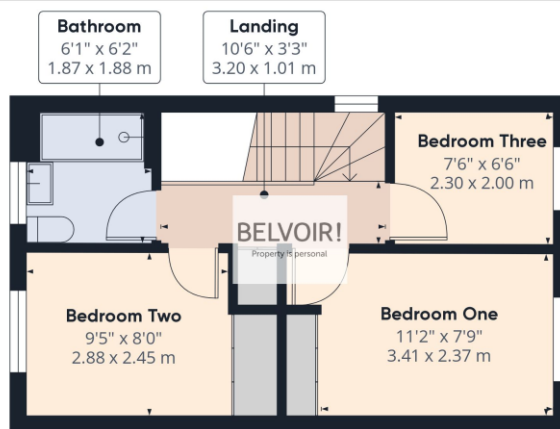
Location: Located within easy reach of the City Centre being approximately 1 mile away and with fantastic transport links including Sheffield Train Station and the M1 Motorway. Lots of amenities close by including shops, parks, schools and pubs/restaurants.

Disclaimers and Advice

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Floor 0



Floor 1

Approximate total area⁽¹⁾
662.53 ft²
61.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Contact us today to arrange a viewing...

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www.belvoir.co.uk/offices/sheffield

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