



# Watersmeet Road, Malin Bridge, S6 5FA

Offers In Region Of £275,000

3 1 1



## Why We Love It

Ideally located for a full range of superb amenities in Hillsborough, including local shops and supermarkets, schools, and excellent public transport links such as the Supertram terminus providing access to the city, principal hospitals, and universities. Enjoy scenic walks in the nearby Rivelin Valley and visit local pubs, restaurants, and takeaways.

## Why You'll Love It

An internal inspection is essential to appreciate this beautifully presented three-bedroom semi-detached family home located on a sought-after cul-de-sac. This property features off-road parking and a rear garden with a lovely aspect.

The accommodation comprises an entrance hallway with a staircase to the first-floor landing. The delightful lounge boasts a bay window to the front and a decorative multi fuel log burner as a focal point. A doorway from the lounge leads to the kitchen, fitted with an excellent range of base and wall units, extending into the dining area, which includes a useful cupboard and patio doors opening to the garden, offering a lovely wooded aspect.

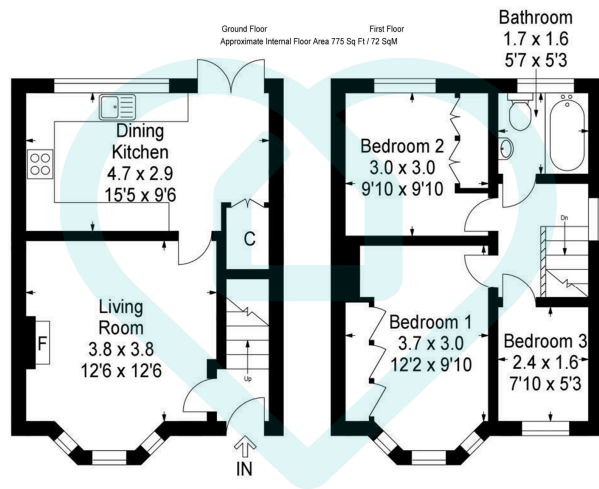
On the first floor, the master bedroom features a bay window to the front and is carpeted. The second double bedroom has a window to the rear with a wooded aspect and is fully carpeted. The third bedroom, with a window to the front, offers flexible accommodation, suitable as a bedroom, study, or nursery.

The modern family bathroom includes a three-piece suite, comprising a WC, wash basin, and bath, with a luxurious design.

Externally, the property features a drive providing off-road parking. The rear garden offers an outdoor seating and entertaining area. Additionally, you own the strip of land behind the fence leading down to the river, creating a complete outdoor oasis. The garden is well maintained and perfect for hosting, socialising and relaxation.

An early viewing is recommended in this highly popular and





This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Proximity to Amenities and Transportation
- Decorative Multi Fuel Log Burner
- Rear Garden with a Wooded Aspect
- Off-Road Parking
- Semi-detached
- Well Presented
- Close to Schools
- Surrounding Green Space
- Sought After Location
- 3 Bedrooms



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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