

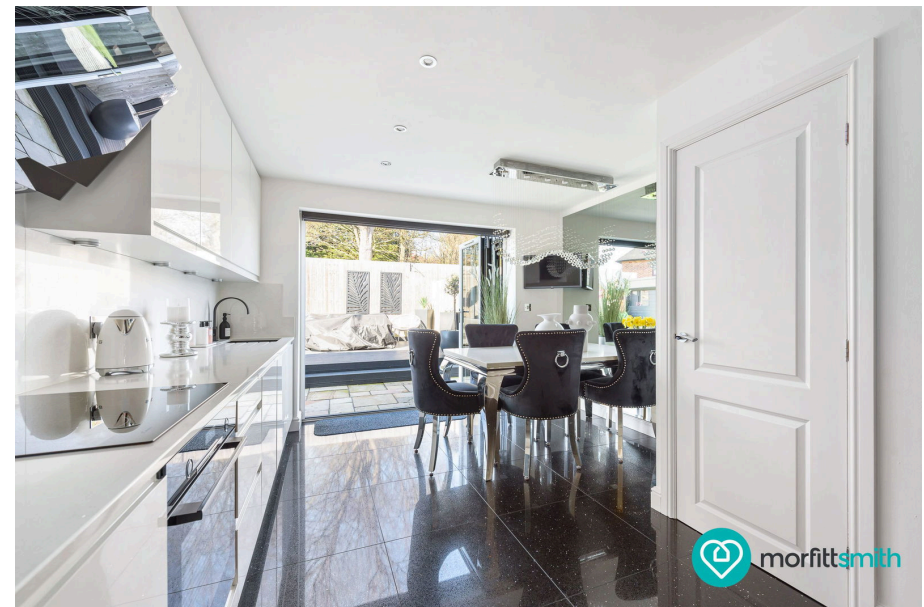
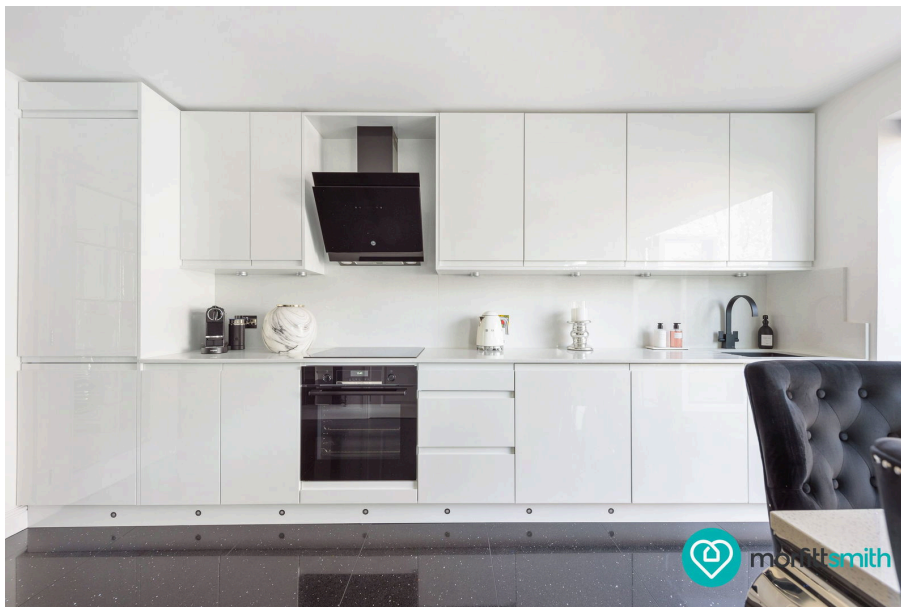




Colley Road, Sheffield, S5 9GU

Offers In Region Of £275,000

3 2 1





## A Stunning, Immaculately Presented Family Home on Colley Road in Sheffield.

MorfittSmith are delighted to present this immaculately presented three-bedroom semi-detached home in a popular residential area of Sheffield. Offering modern interiors, generous living spaces, and a fantastic layout, this is an opportunity not to be missed!

### Why You'll Love It

Stepping inside, you're welcomed by a bright and spacious living room, boasting a stylish bay window that floods the room with natural light – the perfect space for relaxing or entertaining guests. The open-plan kitchen/dining room to the rear is a true showstopper, offering sleek modern units, ample workspace, and direct access to the garden, making it ideal for family life. A handy downstairs WC completes the ground floor.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from a private en-suite shower room, while the further two bedrooms provide excellent flexibility for family living, home working, or guest accommodation. The stylish family bathroom is finished to a high standard with a modern suite.

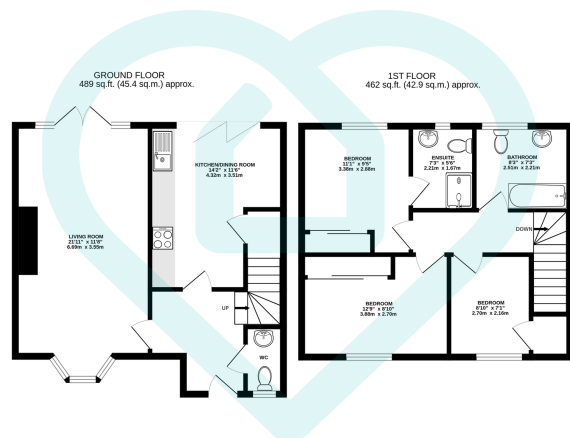
### Step Outside

To the rear, a good-sized garden offers the perfect outdoor retreat, with space for dining, play, or simply unwinding in the fresh air. The property also benefits from off-road parking, adding to its practicality.

### Location, Location, Location

Situated in a well-connected and popular part of Sheffield, you'll find excellent local amenities, transport links, and schools nearby, making this home ideal for families and commuters alike.



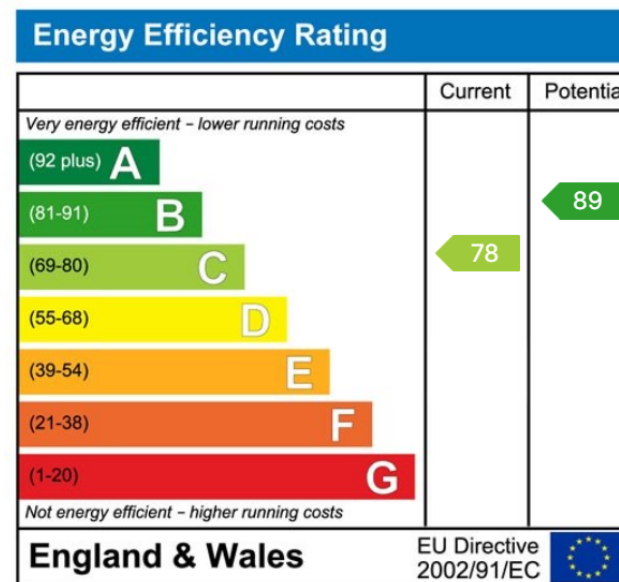
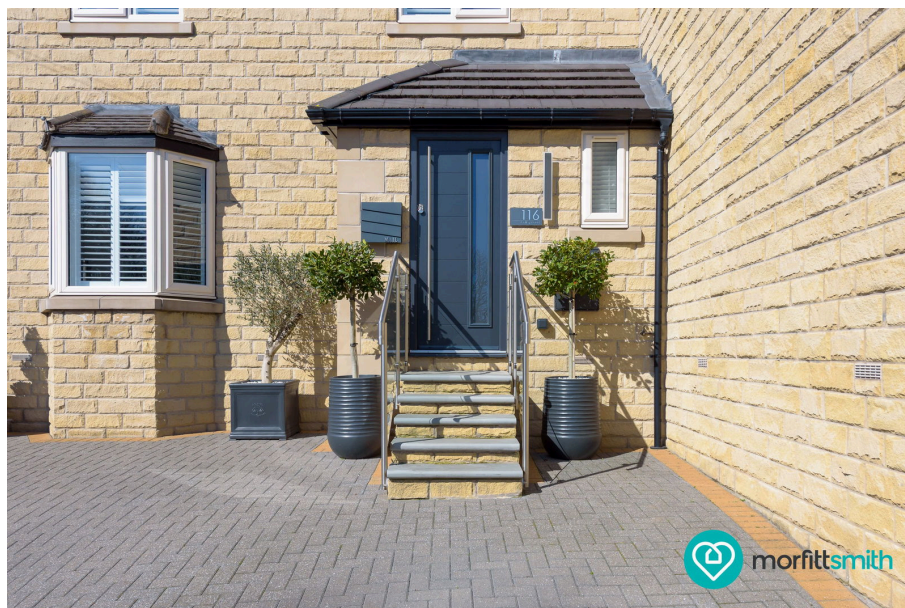


**TOTAL FLOOR AREA: 951 sq.ft. (88.4 sq.m.) approx.**

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.



- Immaculately Presented
- Spacious Living Room
- Modern Open-Plan Kitchen/ Dining Room
- Three Well-Proportioned Bedrooms
- Stylish Family Bathroom
- Good-Sized Rear Garden
- Off-Road Parking
- Popular Residential Location
- Excellent Transport Links
- Close To The M1 Motorway



## Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84  
 Company Reg Number: 08610489  
 Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building  
 67 Middlewood Road  
 Hillsborough  
 Sheffield  
 S6 4GX

## Get in touch - arrange an appointment



0114 232 1764

sales@morfittsmith.co.uk  
 lettings@morfittsmith.co.uk  
 newhomes@morfittsmith.co.uk

www.morfittsmith.co.uk



@MorfittSmith



@MorfittSmith



MorfittSmith  
 Estate & Letting Agent