



Valley Road Meersbrook Sheffield S8 9FT  
Offers Around £200,000



# Valley Road

Sheffield S8 9FT

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**\*\* FREEHOLD \*\*** Situated on this popular residential road is this three bedroom terrace property which enjoys a pleasant rear garden and benefits from uPVC double glazing and gas central heating. The property is located in close proximity of local amenities, nearby park, local transport links, schools catchment area, a short drive to Sheffield, Rotherham, Meadowhall & motorway links.

Tastefully decorated throughout, the well presented living accommodation briefly comprises front door which opens into the lounge. The lounge has a front window allowing natural light, attractive flooring and a feature fireplace. A door then opens into the inner lobby with access into the kitchen/diner. The kitchen which has a range of wall, base and drawer units. Contrasting worktops incorporate the sink and drainer. Integrated appliances include an electric oven with a four ring hob over along with a housing and plumbing for a washing machine and space for a fridge freezer. There is a lovely tiled floor, a rear entrance door and access to the cellar head with steps descending to the cellar.

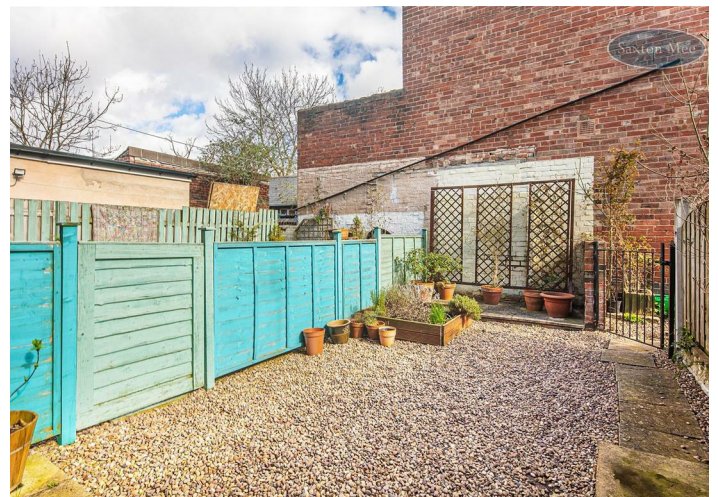
From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom one is to the front aspect and has ample space for furniture. Bedroom two overlooks the rear. The bathroom has a chrome towel radiator and a three piece suite including bath with shower attachment, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three with a Velux window and access to the loft.

- IDEAL FAMILY HOME
- THREE GENEROUS SIZED BEDROOMS
- THREE PIECE SUITE BATHROOM
- SPACIOUS KITCHEN/DINER
- CELLAR
- WELL PRESENTED THROUGHOUT
- CLOSE TO AMENITIES
- LOW MAINTENANCE REAR GARDEN







## OUTSIDE

On street parking. To the rear is a pleasant garden with a patio and pebbled area.

## LOCATION

In close proximity of local amenities, nearby park, local transport links and schools catchment area. A short drive to Sheffield, Rotherham, Meadowhall & motorway links.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

Chris Spooner

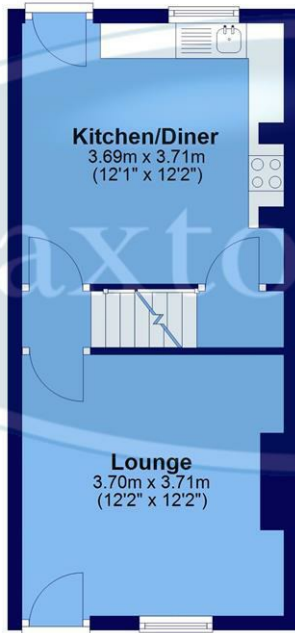
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## Ground Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



## First Floor

Approx. 31.1 sq. metres (334.9 sq. feet)

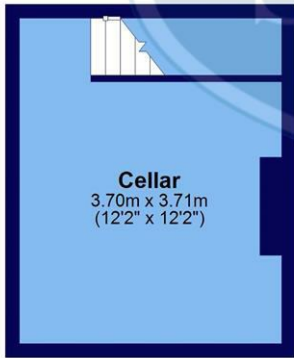


## Second Floor

Approx. 22.6 sq. metres (242.7 sq. feet)



**Cellar**  
Approx. 17.1 sq. metres (183.6 sq. feet)



Total area: approx. 101.8 sq. metres (1096.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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