







## 223 Myrtle Road

Heeley • Sheffield • S2 3HH

Guide Price £160,000 - £170,000

A beautifully presented and well maintained, two double bedroom, mid terraced house in Heeley with a lovely fitted kitchen, 2 reception rooms, a modern bathroom and an enclosed courtyard garden. The vendor is willing to include some furniture/white goods in the sale, subject to negotiation. The glazed front door opens into the living room with exposed floorboards, feature fireplace with Morso wood burning stove set on a Riven slate hearth and has pleasant decor with original moulding and ceiling rose, there are fitted shelves in the alcoves. A door opens into a lobby and a step descends into the dining room with painted floorboards, nice decor and a window overlooking the garden to the rear. There is a door on to the cellar head with storage shelving and stairs descend to the cellar which is useful for additional storage. The kitchen has a range of high gloss, red floor and wall units, black work surfaces, an integrated gas hob with extractor over and an electric oven below and there is space and plumbing for a washing machine. There is a grey tiled floor and a door which opens into the garden to the rear. From the lobby, stairs rise to the first floor landing. The generous master bedroom is front facing. There is a door which opens into a corridor which leads to the family bathroom. The bathroom has a white suite, bath with shower over, WC & basin. The second double bedroom is off the corridor and has a rear facing window with a fabulous view, there is also a door which opens onto the landing. Outside, to the rear is an enclosed courtyard garden with no rights of access with a raised slated area, outhouse with lockable door and an outside tap. Myrtle Road is ideally placed for a range of local amenities including local pubs, Heeley City Farm and Heeley Peoples Park and is within walking distance of Sheffield Train Station and is in catchment for Anns Grove Primary School which has recently been listed in the top 250 best state schools in England according to The Sunday Times.





- Mid Terraced House
- 2 Double Bedrooms
- Fitted Kitchen
- Integrated Appliances
- Period Features

- Wood Burning Stove
- Modern Bathroom
- Enclosed Garden, No Rights of Access
- Council Tax Band A
- No Chain



# 223 MYRTLE ROAD

APPROXIMATE GROSS INTERNAL AREA = 68.4 SQ M / 736 SQ FT

CELLAR = 14.7 SQ M / 158 SQ FT

TOTAL = 83.1 SQ M / 894 SQ FT

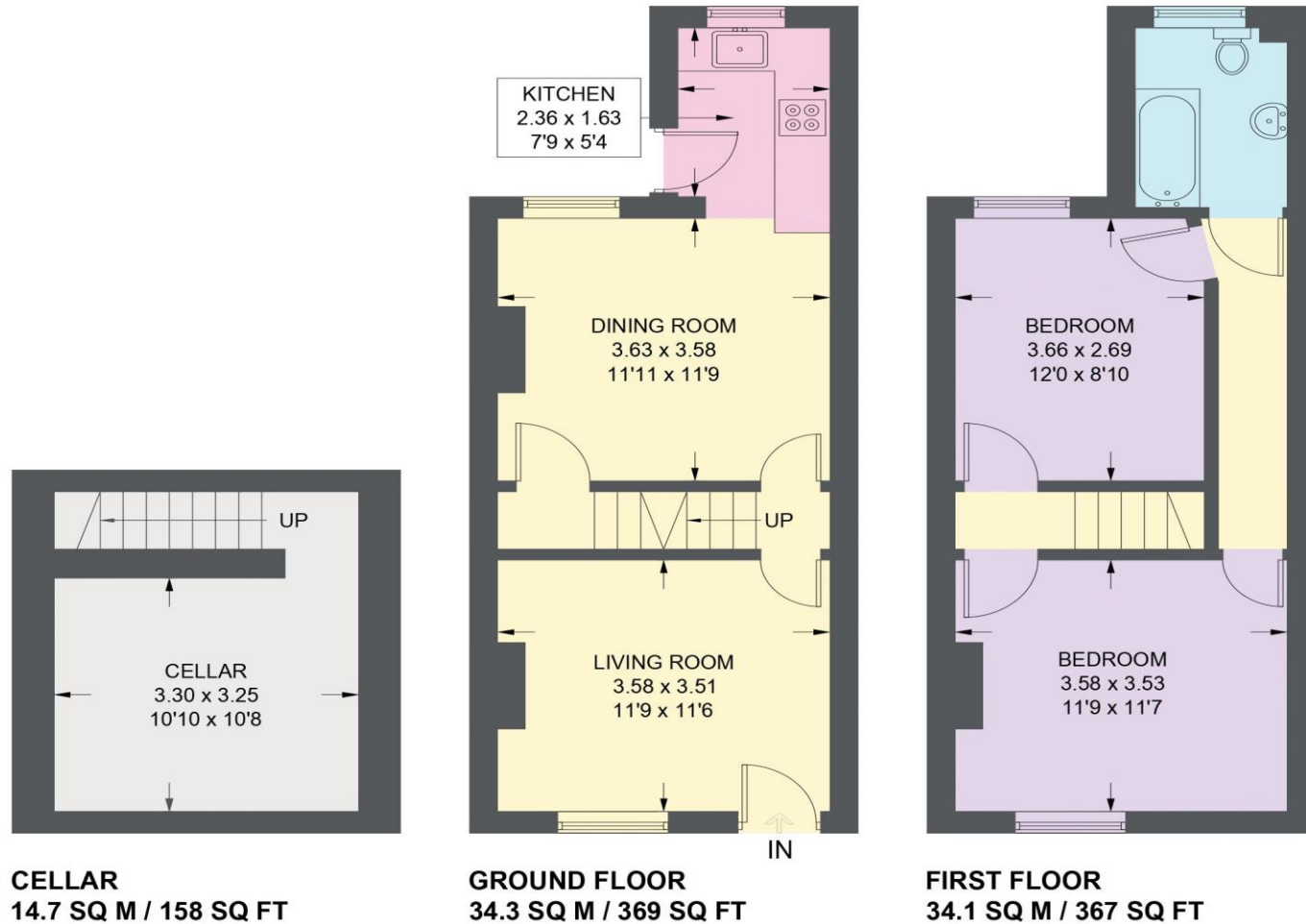


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.