







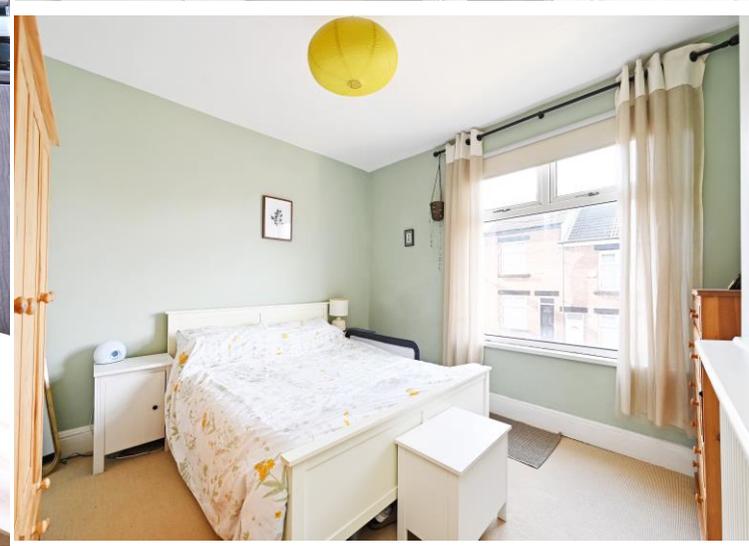
87 Cliffefield Road

Meersbrook • Sheffield • S8 9DN

£240,000

Attractive 3-bedroom mid terraced family home overlooking Meersbrook Park, offering fabulous views. Arranged over 3 levels creating flexible accommodation, stylishly presented which benefits from combination gas central heating and double glazing. Attractive low maintenance rear garden with open aspect and superb park views. Composite front door opens into a front facing cosy lounge featuring exposed brick chimney breast, slate hearth, shelving within the alcoves and presented in neutral tones complemented by wooden floor. To the rear offering pleasant views is a dining area styled in earthy tones providing access to the cellar and off shot kitchen. Fitted with wood effect shaker units, contrasting worktops and tiled splashbacks. Integrated appliances include oven and gas hob with space and plumbing for a washing machine. The first floor comprises of 2 bedrooms, light and airy front facing double bedroom with closet and overlooking the park commanding fabulous views is a good-sized single bedroom. The bathroom is equipped with a traditional 3-piece white suite, offering overhead shower and chrome heated towel rail. Stairs lead to a further spacious attic bedroom currently used as a versatile guest bedroom/study providing storage to the eaves and filled with natural light courtesy of generous Velux window. Externally accessed through communal path is a private, fully enclosed low maintenance garden, filled with established hedging and attractive planting with an open aspect of Meersbrook Park. A private, tranquil space. Meersbrook is an extremely popular location, well-placed for local shops and amenities, a growing cafe culture, restaurants, schools, Meersbrook Park, and recreational facilities, along with public transport and links to the city centre, hospitals, universities, and the Peak District.





- Stunning 3 Bed Mid Terraced Property
- Overlooking Meersbrook Park
- Cosy Lounge & Feature Chimney Breast
- Light & Airy Dining Room
- Arranged Over 3 Levels

- Modern Kitchen & Bathroom
- Fabulous Park Views
- Attractive Low Maintenance Rear Garden
- Leasehold 800 years 29/09/1896 £1.63pa ground rent

• Council Tax Band A EPC Rating C



87 CLIFFEFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 79.1 SQ M / 852 SQ FT

CELLAR = 17.3 SQ M / 186 SQ FT

TOTAL = 96.4 SQ M / 1038 SQ FT

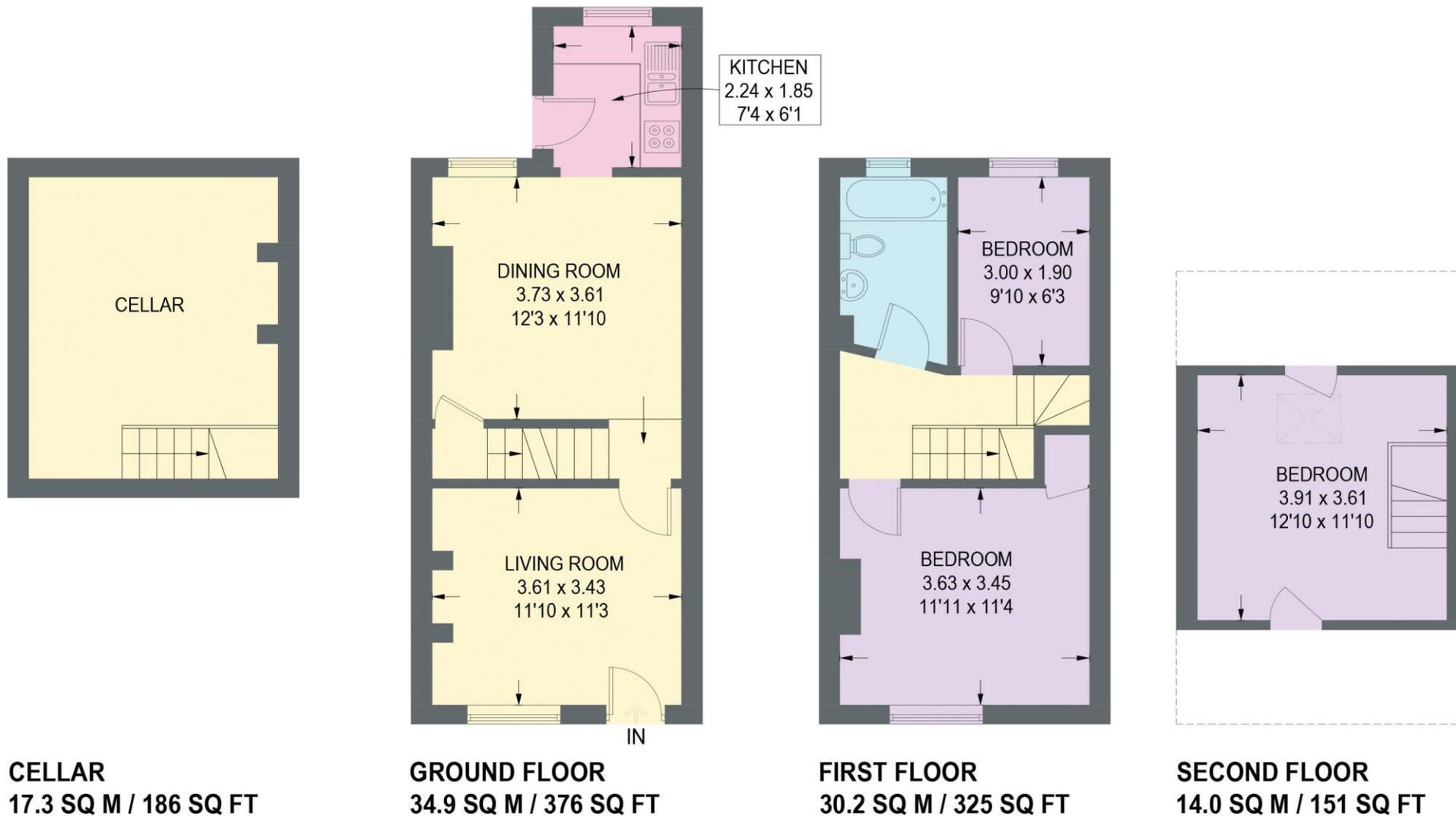


Illustration for identification purposes only,
measurements are approximate, not to scale.



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