







208 Albert Road

Meersbrook • Sheffield • S8 9RB

Guide Price £450,000 - £475,000

A stunning, larger sized, 4 double bedroom terraced house with accommodation over 4 floors, packed with period features and beautifully decorated with a fabulous south facing garden and solar panels. Viewing is essential to fully appreciate. The entrance door opens into the entrance hallway, the ground floor has beautiful polished wooden flooring throughout. The spacious living room has a rear facing bay window with garden views, a feature red brick fireplace with wood burning stove inset. The second reception room has a front facing bay window, feature cast iron fireplace with coal and wood burning open fire. The wood panelled hallway leads to stairs which descend into the fabulous dining kitchen with separate utility room. The dining kitchen has a range of grey base and wall units with wooden work surfaces, tiled splashbacks and underfloor heating. There is a large range cooker which may be available by separate negotiation with a modern extractor hood over, a Belfast sink, space for an American fridge freezer and dishwasher. There is ample room for a large dining table and chairs. Bi-folding doors open directly onto the patio. To the front there is cellar storage space and a utility room with matching base and wall units with white granite work surfaces, a feature cast iron decorative fireplace, a door to the front of the property and space and plumbing for a washing machine and tumble dryer. The downstairs WC has a basin with vanity unit below and lovely decor. From the entrance hallway, stairs rise to the first-floor landing with built in floor to ceiling storage cupboard. The generous master bedroom is front facing with a decorative cast iron fireplace. The luxury family bathroom has an egg shaped, double ended bath, separate wet area with rainfall shower, WC with concealed cistern and sink with wooden unit below, underfloor heating and is tiled with grey and white high gloss tiles. The second double bedroom has a rear facing window with garden view. Stairs rise to the second floor landing with space for a reading nook and eaves access. There are 2 further double bedrooms, both complemented by Velux window. Outside, to the rear is an enclosed south facing garden with flagged terrace, hot and cold outside water supply, large half covered pergola/seating area, established planting beds, a large shed which has power and light and could be further developed to provide a home office/bar/summer house and a long lawn with established borders. To the front is a forecourt with hedges offering privacy from the road. Albert Road is located close to both Meersbrook and Graves parks, Woodseats and Meersbrook shopping parades with bars and restaurants, reputable schools, Heeley City Farm, Cat Lane Woods, public transport and excellent links to Sheffield City centre.





- Larger Sized Period Terraced House in Meersbrook
- Generously Proportioned Over 4 Levels
- Superb Basement Kitchen/Utility Room
- Bi-Folding Doors Direct onto Patio
- Fantastic Bathroom/Wet Room
- 4 Good Sized Double Bedrooms
- Generous Size South Facing Rear Garden
- Covered Pergola/Seating Area
- Freehold
- Council Tax Band A, EPC Rating C



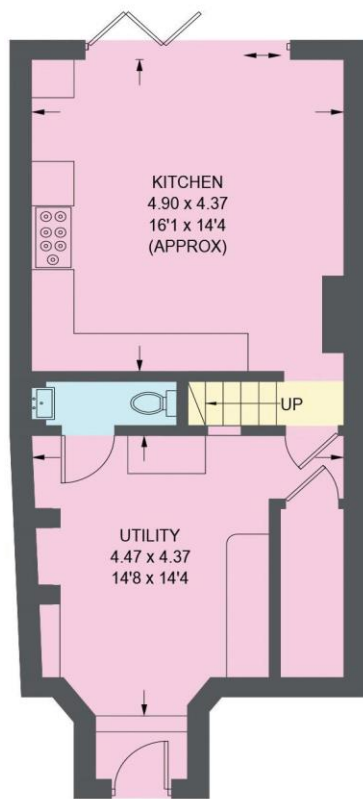
208 ALBERT ROAD

APPROXIMATE GROSS INTERNAL AREA = 159.2 SQ M / 1714 SQ FT

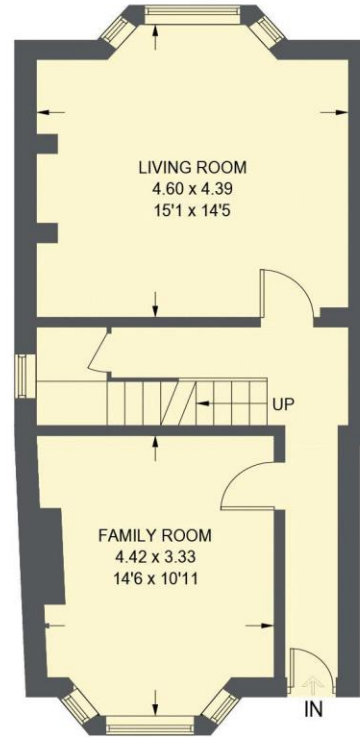
STORE = 8.2 SQ M / 88 SQ FT

TOTAL = 167.4 SQ M / 1802 SQ FT

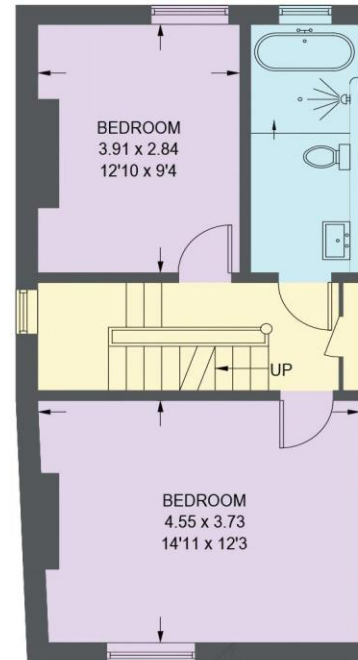
 = REDUCED HEADROOM BELOW 1.5m / 5'0"



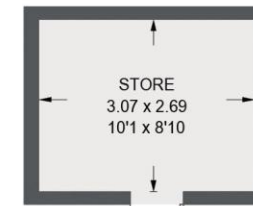
LOWER GROUND FLOOR
45.2 SQ M / 486 SQ FT



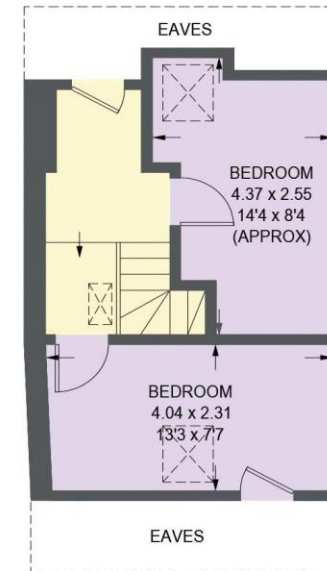
GROUND FLOOR
44.1 SQ M / 475 SQ FT



FIRST FLOOR
43.8 SQ M / 471 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



SECOND FLOOR
26.1 SQ M / 281 SQ FT (EXCLUDING EAVES)

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



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