





15 Myrtle Crescent

Sheffield • South Yorkshire • S2 3HU

Guide Price £220,000 to £230,000

A superb 3 bedroom, 3 storey, well presented modern town house in Heeley. The property boasts uPVC double glazing, gas central heating and occupies a sought after cul-de-sac location in this popular area. No Chain. Freehold. In brief the accommodation comprises; A part glazed door to the entrance hall with a cloakroom/w.c. Breakfast kitchen fitted with a high gloss range of wall and base units in white, granite effect worktops, integrated fridge freezer, dishwasher, 5 ring gas hob, fan assisted electric oven and space for a washing machine which is negotiable separately. Lounge with rear facing uPVC French doors to the garden and space for a dining table and chairs. Upstairs to the first floor are two bedrooms and the family bathroom with a white suite, full tiling and tiled flooring. To the second floor is the master bedroom with en-suite shower room. Outside to the front is a small lawned area and allocated parking space, to the rear is a garden laid predominantly to lawn with patio and all fully enclosed with rustic fencing. Myrtle Crescent is well-placed for local shops and amenities, local schools, public transport and access to the city centre, hospitals, universities and the motorway.

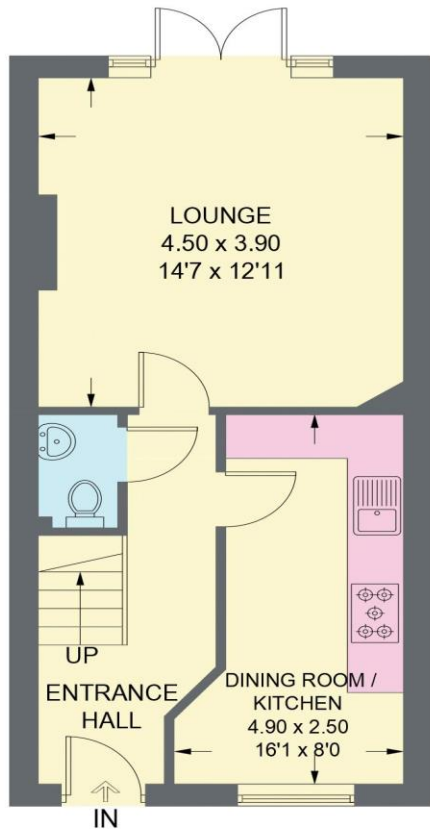


- 3 Storey Town House
- 3 Bedrooms
- Master Bedroom with En-Suite
- Gas Central Heating
- UPVC Double Glazing
- Sought After Location
- Allocated Parking Space
- Cul-De-Sac Location
- Enclosed Rear Garden
- No Chain, Council Tax Band C, Freehold

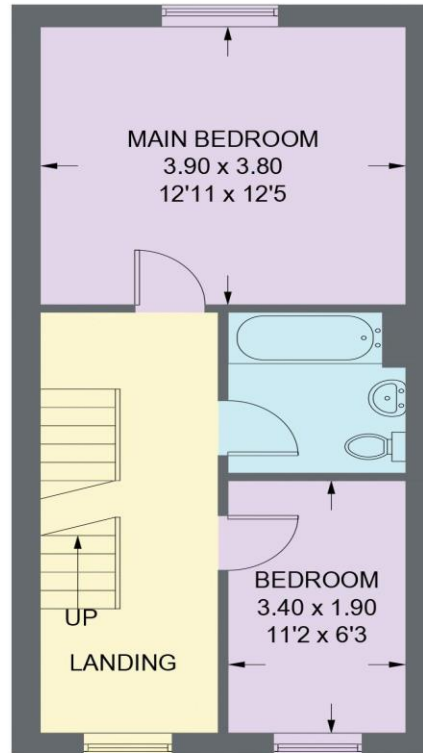


15 MYRTLE CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 114.2 SQ M / 1229 SQ FT



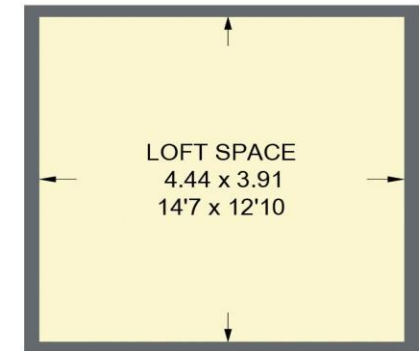
GROUND FLOOR
36.3 SQ M / 391 SQ FT



FIRST FLOOR
36.6 SQ M / 393 SQ FT



SECOND FLOOR
24 SQ M / 259 SQ FT



LOFT SPACE
17.3 SQ M / 186 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.