haus

44 Myrtle Drive

Sheffield • South Yorkshire • S2 3HG

Asking Price £225,000

A modern 3 bedroom stylishly presented end terraced in Heeley, S2. Light and airy accommodation which features a generous driveway and enclosed rear garden. Perfect for first time buyers, ideally located close to the city centre. A contemporary matte, grey kitchen is fitted with a range of matching units, marble effect worktops and brick shaped tiled splashbacks. Integrated appliances include an oven, 4 ring gas hob and fridge freezer. Overlooking the rear garden providing direct access through patio doors is a spacious, versatile living area filled with natural light. On the first floor the main bedroom offers a pleasant garden outlook styled with modern décor and complemented by a stylish ensuite shower room. A second double bedroom has been designed with on trend grey tones and neutral carpet with a smaller third room, ideal for a home office or child. The bathroom is equipped with a 3-piece white suite, rainfall shower, glass screen and marble effect tiling. Externally, a generous driveway provides off street parking for 2/3 vehicles and an enclosed rear garden, laid predominantly to lawn, with paved patio. bordered by fencing. Myrtle Crescent is well-placed for an array of local shops, cafes and restaurants on London Road, Heeley and Meersbrook, local schools and access to the city centre, hospitals, universities, and the train station.
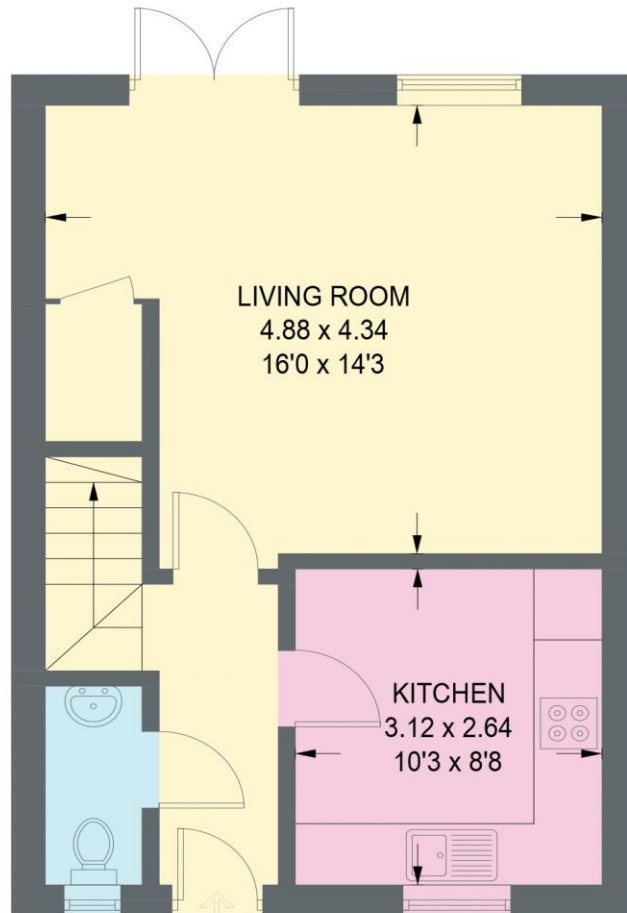
- Modern End Terrace in Heeley, S2

- 3 Bedrooms & 2 Bathrooms

- Spacious Versatile Living Area

- Modern Kitchen with Integrated Appliances

- Stylishly Presented Throughout

- Ideally Located Close to City Centre

- Enclosed Rear Garden & Patio

- Generous Driveway

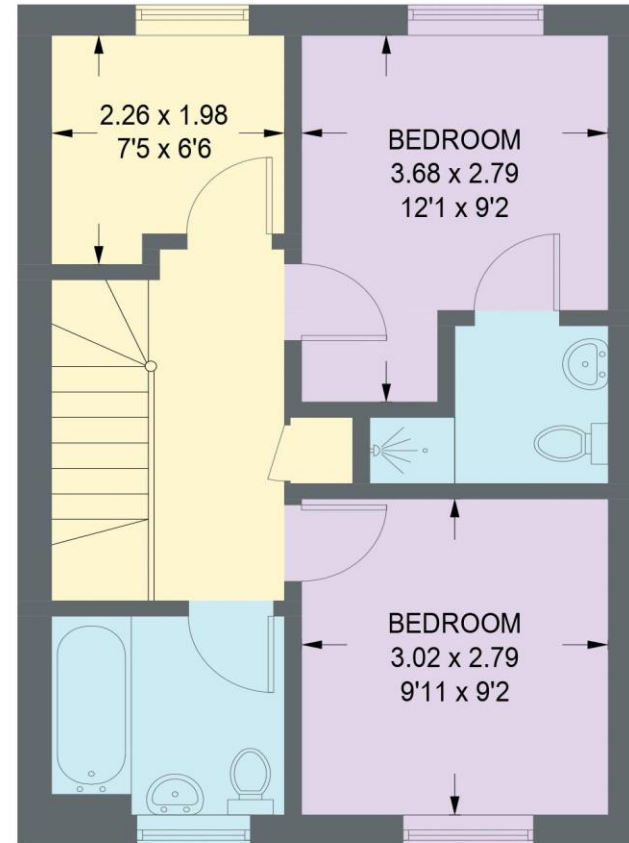- Freehold

- Council Tax Band B, EPC TBC

44 MYRTLE DRIVE

APPROXIMATE GROSS INTERNAL AREA = 75.3 SQ M / 811 SQ FT

LIVING ROOM
4.88 x 4.34
16'0 x 14'3

KITCHEN
3.12 x 2.64
10'3 x 8'8

IN

GROUND FLOOR
37.8 SQ M / 407 SQ FT

2.26 x 1.98
7'5 x 6'6

BEDROOM
3.68 x 2.79
12'1 x 9'2

BEDROOM
3.02 x 2.79
9'11 x 9'2

FIRST FLOOR
37.5 SQ M / 404 SQ FT

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