







17 Heeley Green

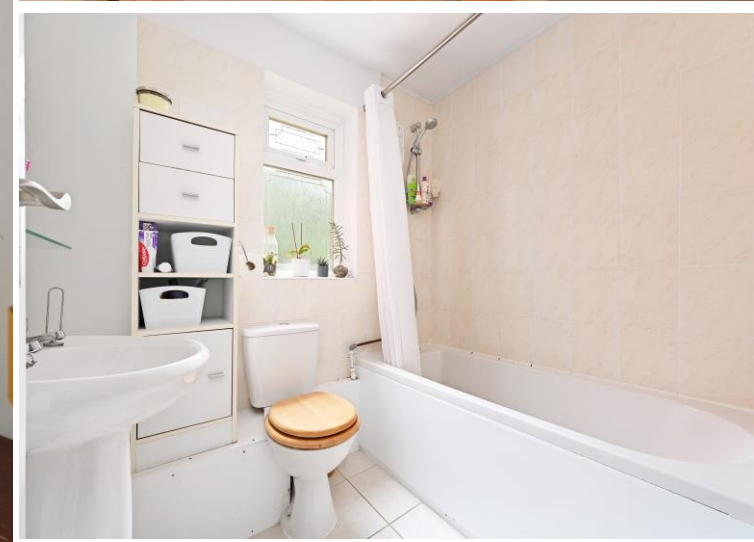
Heeley • Sheffield • S2 3DY

Guide Price £160,000 - £170,000

Deceptively spacious 3 double bedroom mid terraced house located in Heeley close to a range of local amenities and open green spaces. A sought-after location in S2, offering flexible accommodation which benefits from front and rear gardens, combination gas central heating and double glazing. The property enters into an impressive front porch creating generous storage and inner hallway leading through to a bay fronted lounge, complemented by feature fireplace, and presented with neutral décor. The open plan dining kitchen overlooks the southerly facing rear garden offering direct access through French doors. Dining area adjoins the kitchen fitted with a range of wooden units and tiled splashbacks incorporating integrated oven and gas hob, with space and plumbing for further appliances. The first floor comprises of 3 double bedrooms and modern bathroom, equipped with 3 piece white suite and overhead shower. Externally is a front garden creating a great first impression and privacy from the road. At the rear is a southerly facing, generous enclosed garden, predominantly laid to lawn with raised decked patio. Myrtle Road is well-placed for an array of local shops, cafes and restaurants on both Chesterfield Road and London Road, Heeley and Meersbrook Parks, local schools and access to the city centre, hospitals, universities, and the train station.

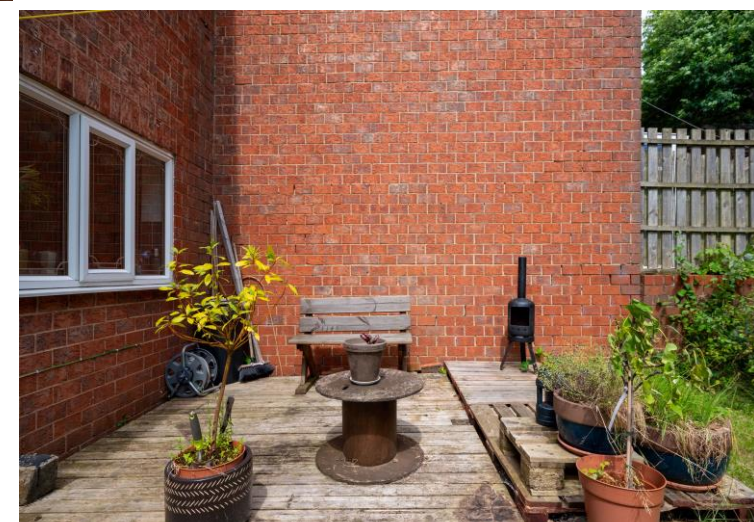


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- Deceptively Spacious Mid Terraced Property
- 3 Double Bedrooms
- Located in Popular Heeley, S2
- Open Plan Dining Kitchen with French Doors
- Bay Windowed Lounge & Feature Fireplace

- Combination Boiler & Double Glazing
- Excellent Transport Links to City Centre
- Southerly Facing Enclosed Rear Garden
- Freehold
- Council Tax band A, EPC Rating D





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APPROXIMATE GROSS INTERNAL AREA = 76.7 SQ M / 825 SQ FT

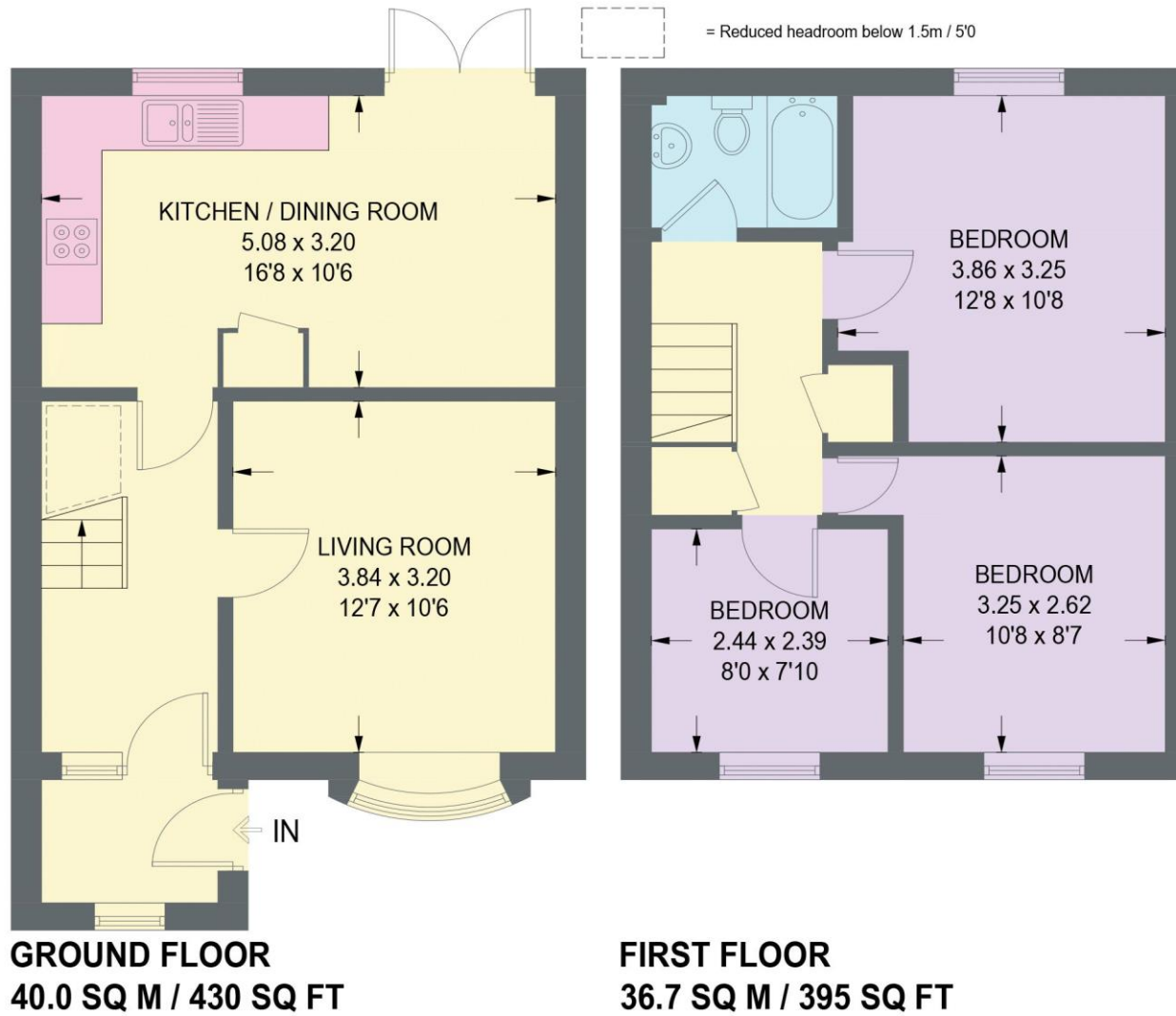


Illustration for identification purposes only,
measurements are approximate, not to scale.



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