

UNFURNISHED



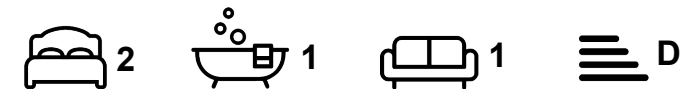
House - Terraced

**MITCHELL ROAD,
SHEFFIELD, S8**

£995 PCM

FEATURES

- Beautifully presented 2 bedroom mid-terrace home
- Contemporary kitchen with integrated electric hob/oven
- Low-maintenance rear fenced garden
- Close to local amenities, parks, and highly regarded schools including Abbey Lane Primary
- Bright open-plan living with wood-burning stove & exposed brick chimney
- Modern three-piece bathroom with shower over bath
- Efficient combi-boiler and double glazing throughout
- Available immediately and ideally suited to professionals, couples, or small families



HIGHGATES
SALES & LETTINGS

Beautifully Presented Two-Bedroom Mid-Terrace | Open-Plan Living | Wood-Burning Stove | Low Maintenance Rear Patio | Excellent Local Amenities & Transport Links

This beautifully presented 2 bedroom mid-terrace home offers stylish open-plan living finished to a high specification, with a great range of amenities within walking distance and excellent transport connections nearby. Set in a quiet residential setting, it's ideal for professionals, couples, or small families seeking a well-connected neighbourhood.

Upon entering, you are welcomed into a bright and modern open-plan ground floor, decorated in neutral tones and finished with laminate flooring throughout. The living area features an attractive Esse wood burning stove with an exposed brick chimney surround, creating a warm and homely focal point.

To the rear, the contemporary kitchen is well appointed with an integrated electric hob and oven, and also houses the efficient combi boiler, controlled via a wireless thermostat.

Stairs lead from the kitchen to the first floor, where you'll find a generous double bedroom complete with integrated storage/wardrobes, finished with plush cream carpeting and neutral décor. The second bedroom is also neutrally presented and benefits from laminate flooring ideal as a guest room, home office, or nursery.

The bathroom is finished to a great standard and comprises a modern three-piece suite with a shower over the bath, tiling around the bath area, a vanity unit with storage, heated towel rail, and chrome fixtures.

Additional benefits include double glazing throughout and an efficient heating system to help keep running costs low.

To the rear is a low-maintenance, hard-landscaped patio garden, fully fenced and ideal for socialising or outdoor dining. The garden can be accessed via a gated shared passageway and also benefits from useful additional storage within the outbuilding.

The property enjoys an enviable location with excellent access to local amenities, schools, parks, and transport links. Nearby highlights include Abbey Lane Primary School (approx. 3-minute walk) and Meadowhead Secondary School, along with green open spaces such as Graves Park and Millhouses Park. Excellent leisure facilities are available at Graves Health & Sports Centre, with shopping and dining options close by at St James Retail Park and along Woodseats.

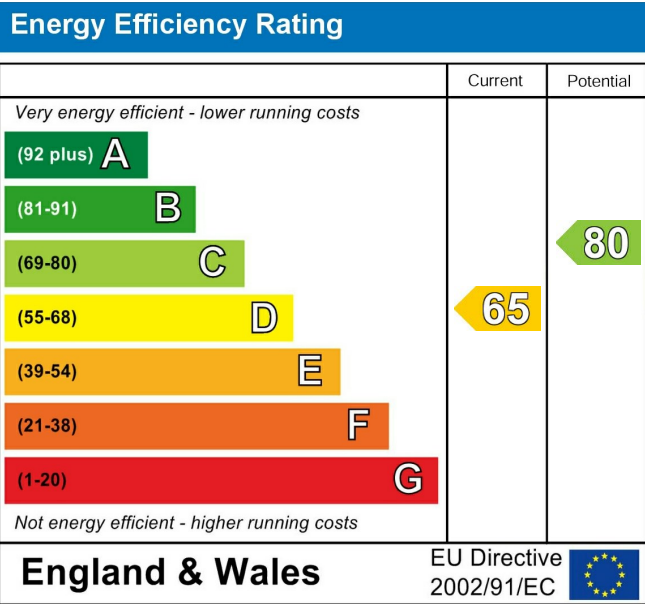
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

