

## Marketing Preview



**19 Myrtle Close, Sheffield, S2 3HW**

**£220,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**





A fantastic opportunity to purchase this three bedroom semi-detached property which is situated cul-de-sac. Being ready to move into and having a master bedroom with an ensuite, downstairs WC and off road parking. Easy access to the countryside and being close to transport links. Perfect for first time buyers or small families alike!

## SUMMARY

A fantastic opportunity to purchase this three bedroom semi-detached property which is situated cul-de-sac. Being ready to move into and having a master bedroom with an ensuite, downstairs WC and off road parking. Easy access to the countryside and being close to transport links. Perfect for first time buyers or small families alike!

## HALLWAY

Enter into the welcoming hallway with neutral decor and laminate flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the downstairs WC, kitchen and lounge/diner.

## KITCHEN 8'9" x 10'2"

Fitted with wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine, dishwasher and space for a full height fridge/freezer. Ceiling light, radiator, window to the front and tiled flooring.

## LOUNGE/DINER 16'2" x 14'5"

Comprising of a feature wallpapered wall, laminate flooring and a storage cupboard. Ceiling light, two radiators and window to the rear. Patio doors to the garden.

## DOWNSTAIRS WC 6'2" x 3'2"

Comprising of a close coupled WC and pedestal sink. Ceiling light, obscure glass window and vinyl flooring.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and access to the loft. Airing cupboard and doors to the three bedrooms and bathroom.

## BEDROOM ONE 9'2" x 12'1"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear. Door to the ensuite.

## ENSUITE

## BEDROOM TWO 9'10" x 9'2"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

## BEDROOM THREE 6'6" x 7'3"

A single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

## BATHROOM 6'2" x 3'2"

Comprising of a bath with an overhead shower, vanity wash basin and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

## OUTSIDE

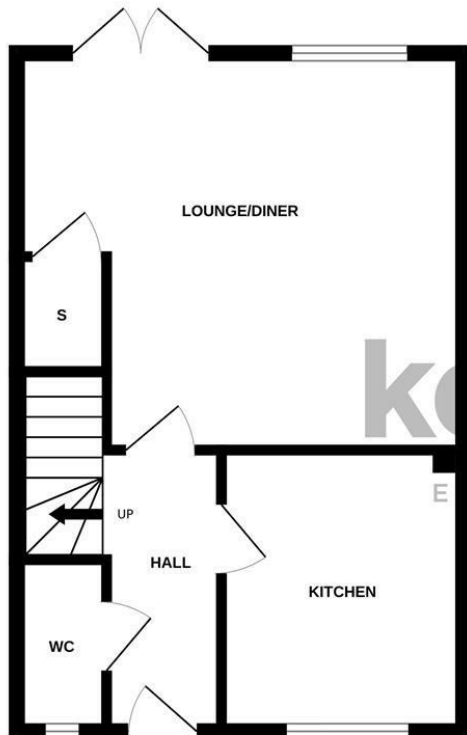
To the side of the property is a driveway with off road parking for one car.

To the rear if the property is a enclosed and generous sized garden which is tiered and low maintenance with a lawn area and patio. Shed and fencing to the boundary.

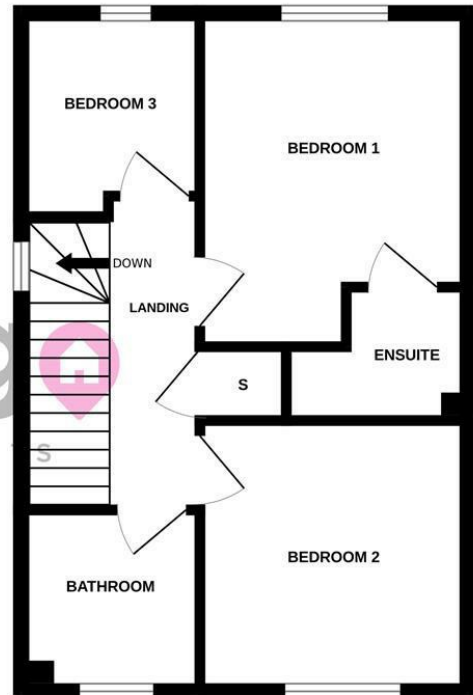
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.

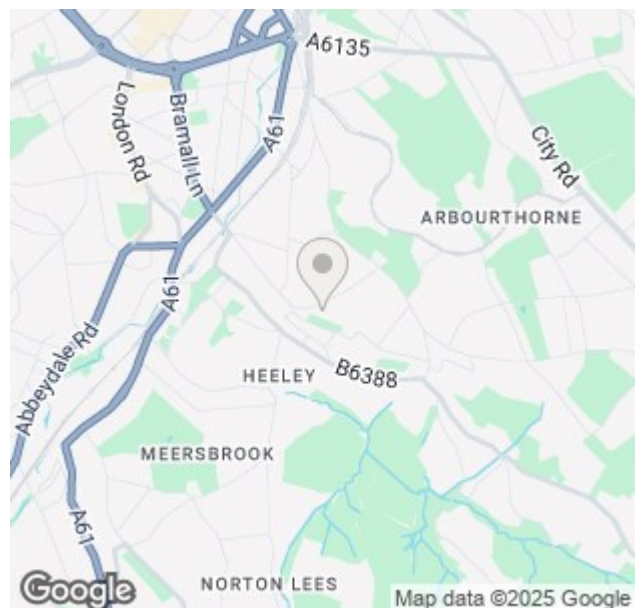


TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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