

## 42 Myrtle Drive

Heeley • Sheffield • S2 3HG

Guide Price £220,000 - £230,000

Situated on the popular residential development of Myrtle Drive, this attractive three-bedroom brick-built mid-terrace offers stylish, modern living in a convenient location close to the city centre. Available with no onward chain, the property is ideally suited to first-time buyers, young families, or professionals seeking easy access to Sheffield city centre. The property opens into a bright and welcoming tiled entrance hallway, complete with a useful ground floor cloakroom/WC. To the front of the home is a modern fitted kitchen featuring white wall and base units with contrasting worktops, tiled splashbacks, and a tiled floor. Integrated appliances include a Zanussi oven, gas hob, and washing machine, with additional space for further appliances and a small breakfast table. The boiler is neatly concealed within a kitchen unit and has been annually serviced. To the rear, the spacious open-plan living and dining area is finished in cheerful contemporary décor and benefits from French doors opening directly onto the enclosed rear garden. The room offers flexible living and dining space, along with generous walk-in understairs storage. Upstairs, the main bedroom overlooks the rear garden and features built-in wardrobes alongside a stylish en-suite shower room with modern tiling. A further double bedroom to the front enjoys warm neutral décor, fitted wardrobes, and carpeting, while the third bedroom provides an ideal nursery, child's room, or home office/study. The family bathroom is fitted with a modern white three-piece suite, including a shower over the bath and stylish tiled finishes. From the first-floor landing there is access to a useful boarded loft space, offering additional storage. Externally, the enclosed rear garden is fenced for privacy and includes a paved patio seating area, level lawn, and rear gate access leading directly to the allocated parking space behind the property. Myrtle Drive, located in the S3 area close to Heeley City Farm, is a well-regarded residential development with excellent transport links to Sheffield city centre. Popular with families, first-time buyers, and professionals alike, the area combines a community feel with convenient access to local amenities, green spaces, and commuter routes. Also in catchment for Anns Grove Primary School.





- Attractive Mid Terrace in Heeley
- 3 Bedrooms
- Family Bathroom & Ensuite
- Spacious Open Plan Living Area
- Modern Fitted Kitchen

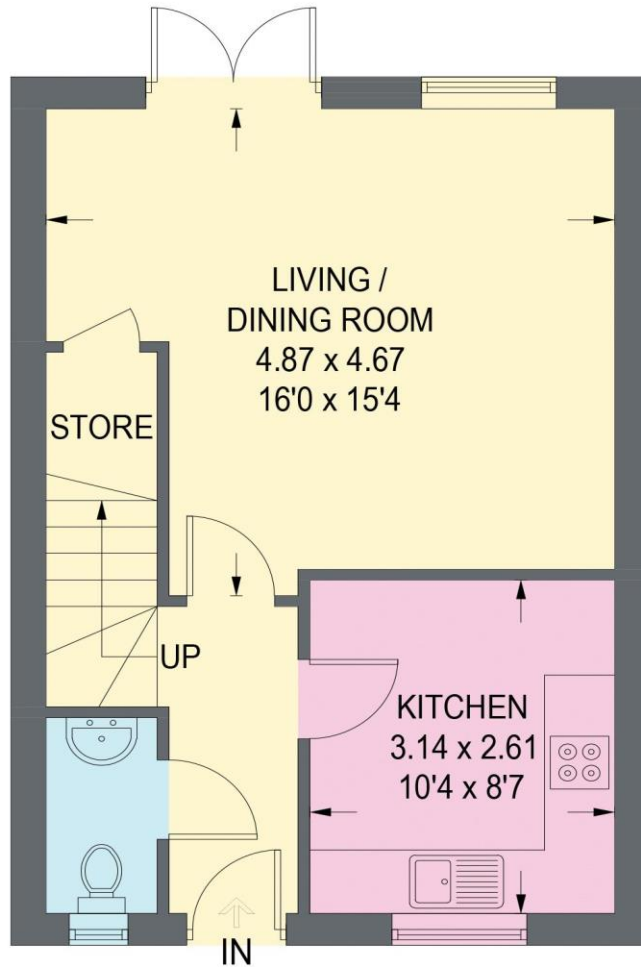
- Popular Location in S2
- Allocated Parking Space
- No Onward Chain
- Freehold
- Council Tax Band B, EPC Rating D



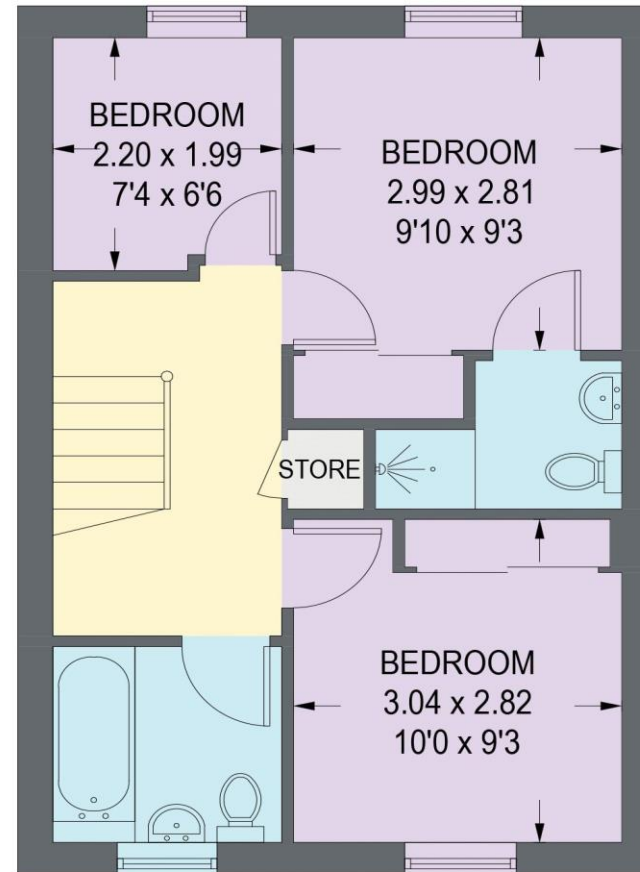


# 42 MYRTLE DRIVE

APPROXIMATE GROSS INTERNAL AREA  
74.1 SQ M / 797 SQ FT



**GROUND FLOOR**  
**37.2 SQ M / 400 SQ FT**



**FIRST FLOOR**  
**36.9 SQ M / 397 SQ FT**

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

(IDMRP2025)

