



**WHITEHORNS**

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**32 Argyle Road, Meersbrook**

Sheffield

**Offers in Region of £255,000**

## 32 Argyle Road

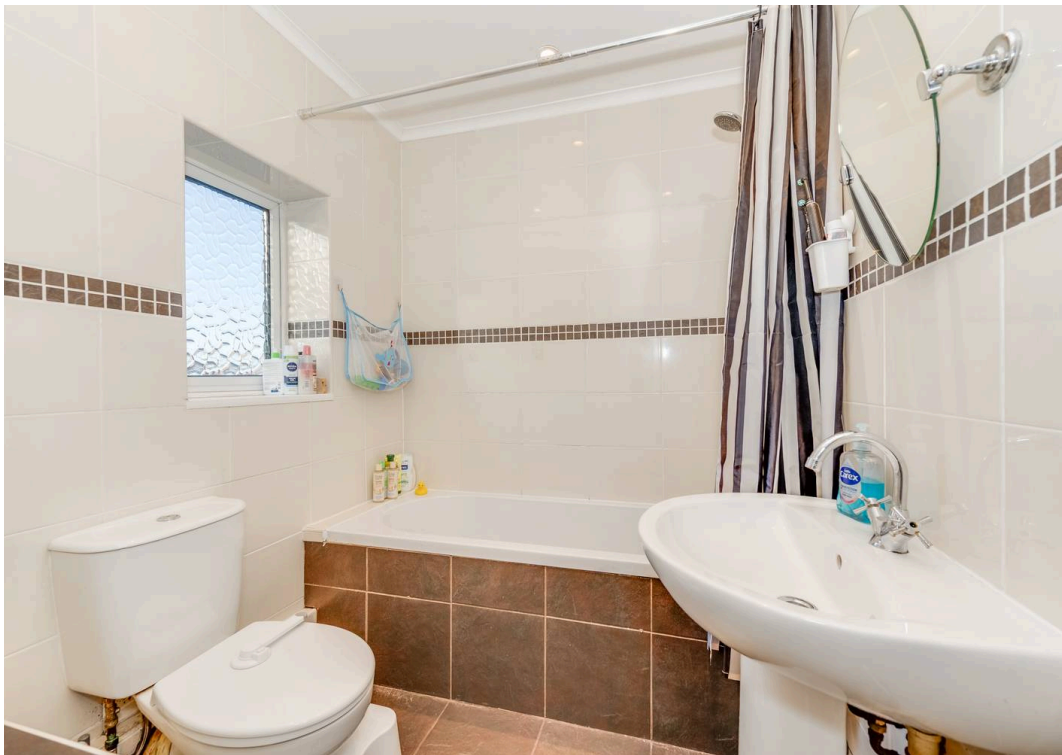
Meersbrook, Sheffield

This fabulous three bedroom bay windowed semi detached family home is situated in the heart of ultra-popular Meersbrook, just a few short strides from the beautiful park. The property has been tastefully extended to the rear, creating a spacious and light-filled open plan fitted kitchen with a convenient WC and utility room, perfect for modern family living. Arranged over two floors and offering an impressive 1,091 square feet of well-presented accommodation, this home is ideal for first time buyers, professional couples, or young families alike. The ground floor features a welcoming entrance hallway, a generous bay windowed lounge, and a versatile dining area that flows seamlessly into the extended kitchen. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom.

Council Tax band: B Tenure: Leasehold

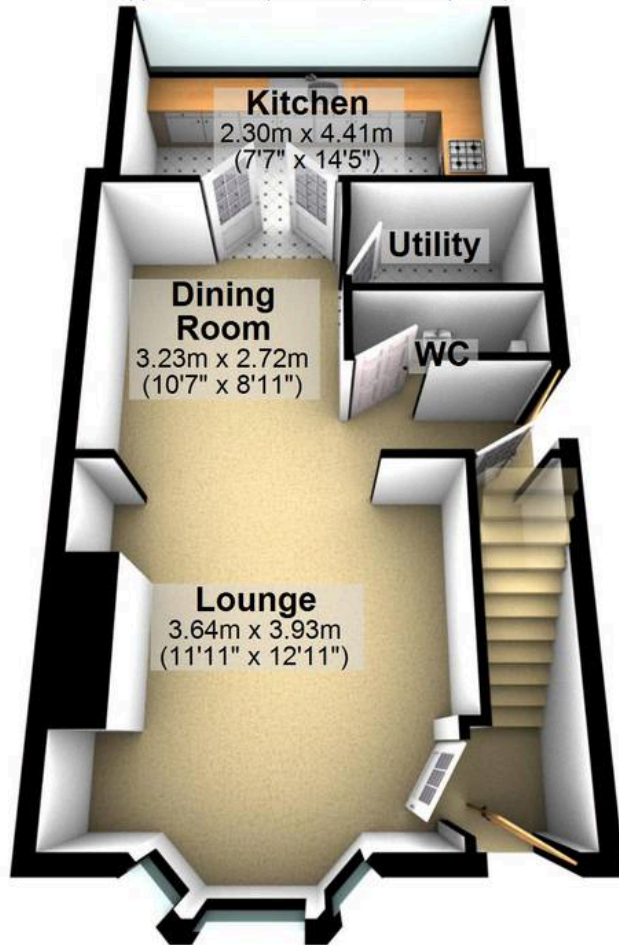
- FABULOUS THREE BEDROOM BAY WINDOWED SEMI DETACHED FAMILY HOME
- TASTEFULLY EXTENDED TO THE REAR WITH AN OPEN FITTED KITCHEN WC AND UTILITY ROOM
- BOARDED LOFT OFFERING VAST POTENTIAL TO FULLY CONVERT AS NEIGHBOURS HAVE DONE SO TO CREATE ADDITIONAL BEDROOMS IF REQUIRED
- HEART OF ULTRA POPULAR MEERSBROOK WITH THE PARK LITERALLY A FEW SHORT STRIDES AWAY
- EXCELLENT SCHOOLING CATCHMENTS AVAILABLE AND EASY ACCESS TO GREAT PUBLIC TRANSPORT LINKS
- NUMEROUS INDEPENDENT CAFES EATERIES AND SHOPS ALL WITHIN EASY REACH
- PERFECT FOR THE FIRST TIME BUYER PROFESSIONAL COUPLE OR YOUNG FAMILY ALIKE WITH VIEWING ESSENTIAL





## Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



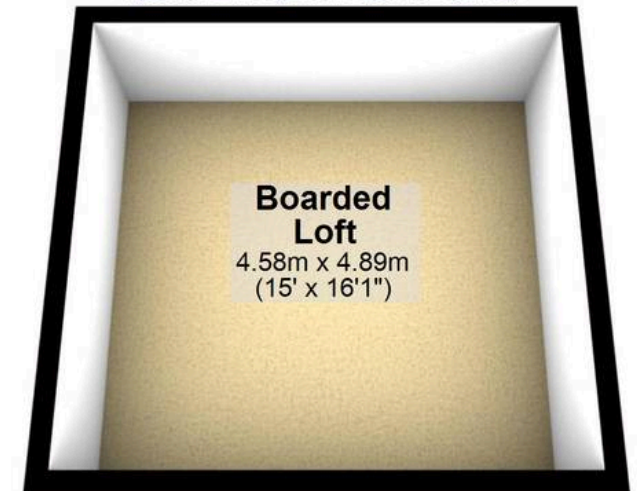
## First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



## Second Floor

Approx. 22.4 sq. metres (241.0 sq. feet)



Total area: approx. 101.4 sq. metres (1091.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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