







## 225 Myrtle Road

Heeley • Sheffield • S2 3HH

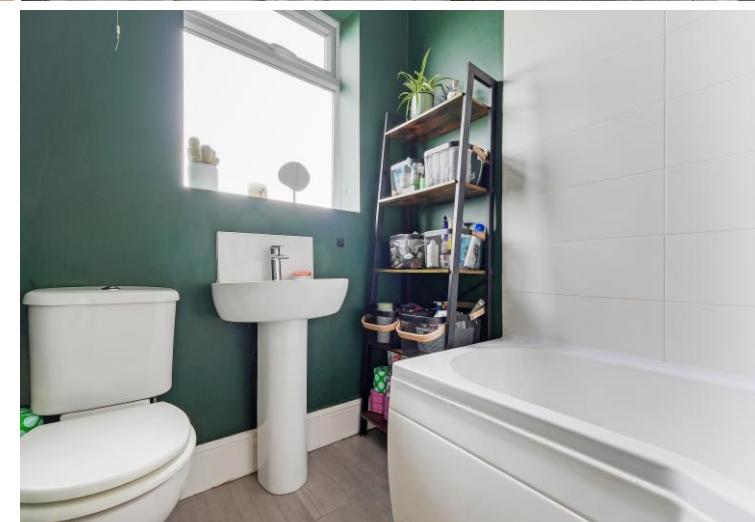
Guide Price £190,000 - £205,000

Overlooking Heeley City Farm, this charming two double bedroom mid-terrace home offers spacious and versatile living in a highly sought-after location. Beautifully presented throughout with neutral décor and a warm, welcoming feel, it's ideal for first-time buyers, small families or anyone looking for a cosy home close to excellent amenities. The property opens into a light and airy living room, finished in neutral tones with grey carpeting, creating a comfortable and homely space. To the rear is a spacious open plan dining kitchen, enhanced by high ceilings that add to the sense of light and space. This versatile room is perfect for dining and entertaining and provides access to the cellar. The kitchen is fitted with glossy units and contrasting worktops, complemented by two rear-facing windows, an integrated oven with gas hob, and space for freestanding appliances. To the first floor are two generous double bedrooms, including a particularly spacious main bedroom that benefits from the additional space over the passageway. Both rooms are beautifully presented. A step down leads to the off-shot bathroom, fitted with a modern white suite, bold decor, contrasting tiling, shower over bath and a heated towel rail. The loft space is insulated and boarded, accessed via a pull-down ladder, and houses the Worcester combi boiler. Externally, accessed via a communal passageway, is a fully enclosed private rear courtyard, low maintenance and a blank canvas for outdoor seating or planting. Heeley is a vibrant and friendly area in south Sheffield, well known for its strong community feel and green spaces. Overlooking Heeley City Farm and close to Heeley People's Park and Meersbrook Park, the location offers excellent outdoor space and scenic walks. A range of independent cafés, shops and pubs are nearby, along with superb transport links to Sheffield city centre and the train station, making it a popular choice for professionals and families alike.





- Lovely Mid Terraced House in S2
- 2 Double Bedrooms
- Modern Bathroom Suite
- Overlooking Heeley City Farm
- Super Open Plan Dining Kitchen
- Convenient Location Close to City Centre
- Boarded Loft Space with Integral Ladders
- Private Enclosed Courtyard
- 200 years from 25/03/1948 Absent Landlord
- Council Tax Band A, EPC Rating D



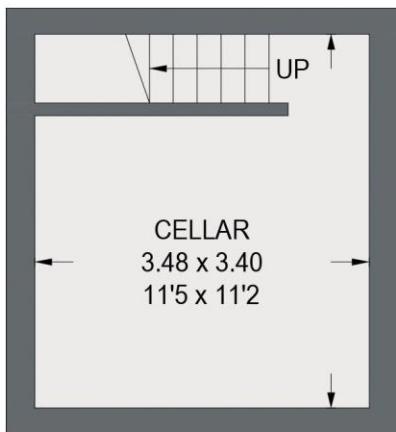


# 225 MYRTLE ROAD

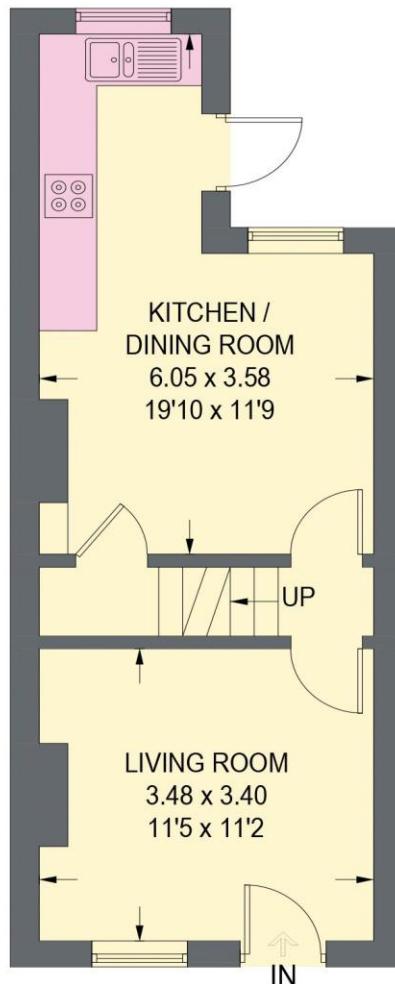
APPROXIMATE GROSS INTERNAL AREA = 69.3 SQ M / 746 SQ FT

CELLAR = 15.2 SQ M / 164 SQ FT

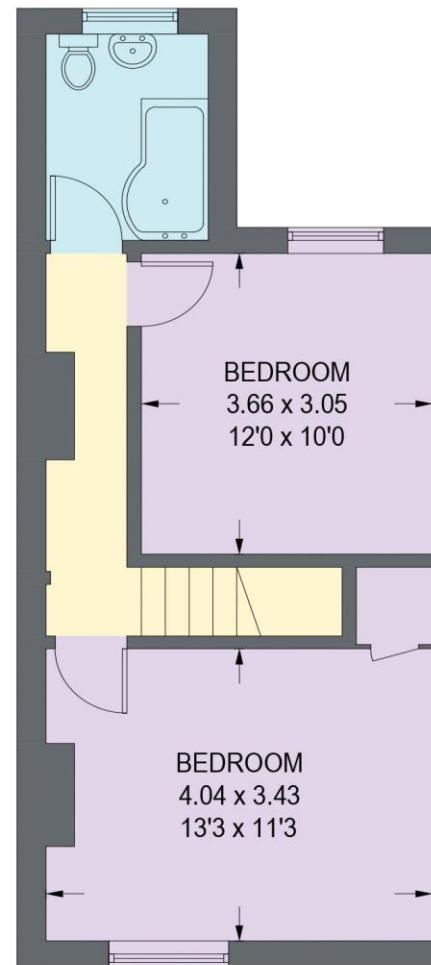
TOTAL = 84.5 SQ M / 910 SQ FT



**CELLAR**  
**15.2 SQ M / 164 SQ FT**



**GROUND FLOOR**  
**32.6 SQ M / 351 SQ FT**



**FIRST FLOOR**  
**36.7 SQ M / 395 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1276543)



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