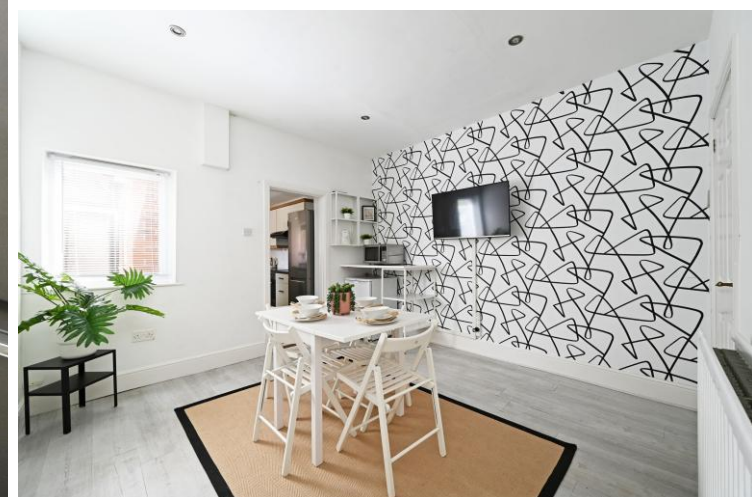








119 Neill Road

Sharrow Vale • Sheffield • S11 8QJ

Guide Price £240,000 - £250,000

Offered to the market with no onward chain, this attractive three-double-bedroom mid-terrace home benefits from a single-storey rear extension and is located just a stone's throw from Ecclesall Road, making it an ideal purchase for first-time buyers, owner-occupiers and investors alike. The property opens into a front-facing living room featuring neutral décor, fitted carpet, built-in storage, downlights, deep skirting boards and decorative coving, creating a welcoming first impression. To the rear is a light and airy dining room, offering a spacious and versatile living area with views over the rear garden. The room benefits from neutral décor with a stylish feature wallpaper, along with a useful under-stairs storage cupboard. The modern fitted gloss kitchen is finished with contrasting worktops and concrete-effect flooring, and includes an integrated oven, electric hob, and space and plumbing for additional appliances. Adjoining the kitchen is a convenient ground floor shower room and WC, while a rear door provides direct access to the enclosed garden. On the first floor, the front-facing double bedroom offers neutral décor, neutral carpeting, downlights and a generous walk-in wardrobe/storage area. The rear-facing second bedroom is a double with an L-shaped layout, providing an ideal study or dressing area. Two rear-facing windows flood the room with natural light, enhancing its bright and airy feel. The first-floor shower room is fitted with an electric shower, partially tiled walls, a hand wash basin, WC and a chrome heated towel rail. Occupying the second floor, the impressive dual-aspect principal bedroom enjoys both front and rear-facing Velux windows, filling the space with natural light. Finished in crisp neutral décor with downlights, the room also benefits from access to useful eaves storage. Outside, the property enjoys a private, enclosed, low-maintenance rear courtyard garden, laid with a paved patio and enclosed by fencing. There is access through a communal passageway and gated access to the neighbouring property. Situated on Neill Road, S11, the property occupies a highly sought-after location just a two-minute walk from Ecclesall Road, Endcliffe Park and Sharrow Vale. Renowned for its vibrant cafés, independent shops, restaurants and excellent amenities, the area offers a trendy yet convenient lifestyle with superb transport links into Sheffield city centre and beyond. Excellent schools within catchment.





- Spacious Mid Terrace in S11
- 3 Double Bedrooms
- Stones' Throw from Eccelsall Road
- 2 Shower Rooms
- Arranged Over 3 Levels

- Single Storey Rear Extension
- Enclosed Rear Courtyard Garden
- No Onward Chain
- Lease 800 years from 1904. £2.50 per annum
- Council Tax Band B, EPC Rating C





119 NEILL ROAD

APPROXIMATE GROSS INTERNAL AREA = 81.1 SQ M / 872 SQ FT



GROUND FLOOR
37.4 SQ M / 402 SQ FT



FIRST FLOOR
27.3 SQ M / 294 SQ FT



SECOND FLOOR
16.4 SQ M / 176 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868