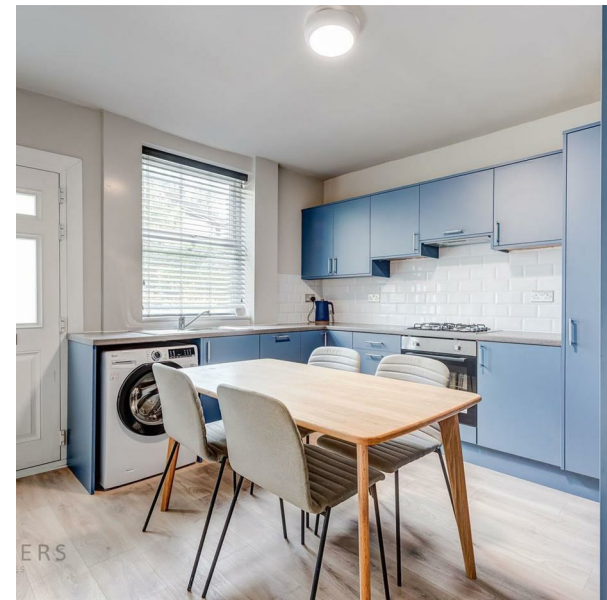


29 Matlock Road, Sheffield, S6 3RQ
£1,300 Per Month
Council Tax Band:

ARCHERS
ESTATES



Beautifully Renovated Three-Bedroom Home with Stunning Views – Available Immediately!

This beautifully presented three-bedroom mid-terrace home has been fully modernised to a high standard, offering stylish and contemporary living in a highly sought-after location between Walkley and Crookes. Set on a quiet residential road and enjoying impressive far-reaching views, the property is ideally positioned close to an excellent range of shops, cafés, restaurants and local amenities. It is perfectly suited to professionals, with easy access to the universities, major hospitals and Sheffield city centre. The accommodation benefits from double glazing and gas central heating throughout and briefly comprises a welcoming lounge, inner hallway, and a spacious dining kitchen fitted with a brand-new modern kitchen. On the first floor are two bedrooms and a stylish newly fitted bathroom. The second floor hosts a superb large attic bedroom, creating a bright and versatile space ideal as a principal bedroom, home office or guest room.

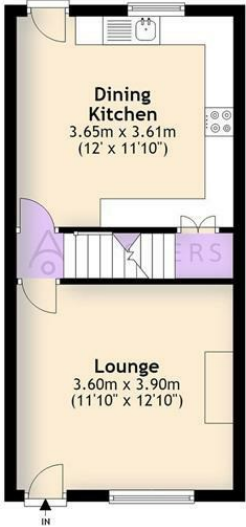
Cellar

Approx. 14.6 sq. metres (157.2 sq. feet)



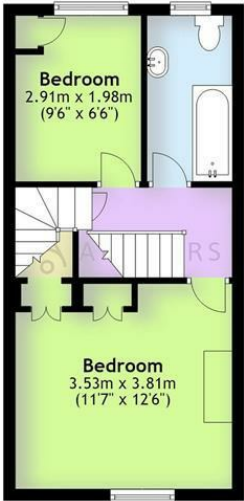
Ground Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Second Floor

Approx. 20.8 sq. metres (224.4 sq. feet)



Total area: approx. 98.6 sq. metres (1061.7 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.



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