





9 Cartmell Road

Sheffield • South Yorkshire • S8 0NH

Asking Price £180,000

An attractive, brick-built, two-bedroom mid-terrace property situated on the popular Cartmell Road in Woodseats. Offering a stylish, modern interior, a contemporary kitchen and shower room, and a private, enclosed rear garden, this lovely home would make an ideal purchase for first-time buyers. The UPVC front door opens into a welcoming, front-facing living room, decorated in bold, contrasting tones and featuring wood-effect flooring, a generous front window, an oak mantel with decorative tiled hearth, coving and an electric stove, creating a characterful and inviting space to relax. To the rear is a spacious dining kitchen, providing ample room for a breakfast table. The kitchen is fitted with Shaker-style wall and base units, complemented by wood-effect worktops, an integrated oven and electric hob. There is also access to the cellar, offering useful additional storage. A rear porch provides further practical space and opens directly onto the enclosed rear garden. To the first floor, the generous main bedroom is positioned to the front and features stylish wall panelling in bold, contrasting tones, alongside fitted carpeting. The second bedroom overlooks the rear garden and is cheerfully decorated, making it ideal as a guest bedroom, child's room or home office. The contemporary shower room comprises a shower cubicle, WC, heated hand wash basin and chrome heated towel rail, together with a useful storage cupboard. Further access leads to the loft space, which benefits from insulation. Externally, the private rear garden is accessed via a communal passageway with secure gates and is situated at the end of the row. Designed for ease of maintenance, the garden features a hard-standing area, stone patio, artificial lawn and established planting, creating a private and secure outdoor space in which to unwind and relax. Cartmell Road is situated in the popular residential area of Woodseats, offering a range of local shops, cafés, pubs and everyday amenities along nearby Chesterfield Road. There are regular public transport links to Sheffield city centre, while the nearby Graves Park provides excellent opportunities for outdoor recreation. Woodseats remains a popular choice for first-time buyers seeking convenience and a well-connected location.



- Attractive Mid Terrace in S8
- Ideal for First time Buyers
- Modern Light & Airy Interior
- 2 Bedrooms & Shower Room
- Cosy Living Room & Feature Fireplace

- Dining Kitchen & Rear Porch
- Ideal for First time Buyers
- Private Enclosed Rear Garden
- Leasehold 200 years from 29/09/1964
- Council Tax Band A, EPC Rating D

9 CARTMELL ROAD

APPROXIMATE GROSS INTERNAL AREA = 56.7 SQ M / 611 SQ FT

CELLAR = 15.1 SQ M / 162 SQ FT

TOTAL = 71.8 SQ M / 773 SQ FT

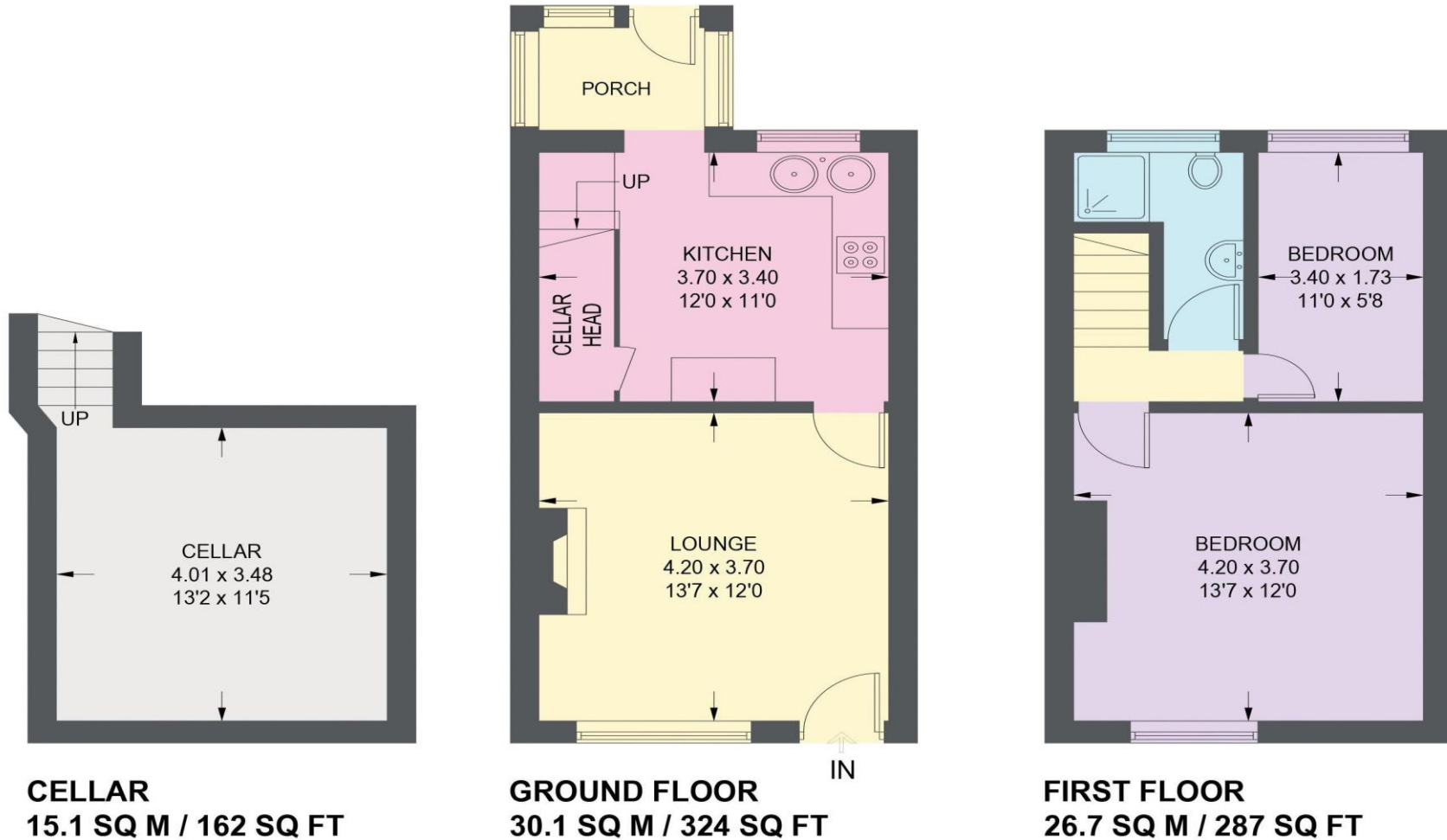


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.