







9 Beeton Road

Meersbrook • Sheffield • S8 9FB

Asking Price £325,000

Just moments from the entrance to Meersbrook Park, enjoying attractive park views, this elegant three double bedroom mid-terrace property dates back to the early 1900s and is rich in period character and original features. It effortlessly blends timeless charm with beautifully presented accommodation, and is ideally positioned close to the city centre, with excellent local amenities and superb transport links nearby. The front door opens into a welcoming hallway with cloak storage. Varnished wooden floors flow seamlessly into the bay-fronted living room, showcasing original floorboards, refined décor, a striking period fireplace, picture rails, coving and a ceiling rose, creating a sophisticated and inviting reception space. To the rear is a stylish dining area, presented in warm neutral tones and perfect for both everyday living and entertaining, which adjoins the off-shot kitchen, complemented by underfloor heating. Installed by the current owners, the kitchen is finished in a classic shaker style with elegant tiled splashbacks and decorative flooring. It is fully equipped with an integrated oven, electric hob, slimline dishwasher, washer dryer and fridge freezer. A stable door opens onto the rear courtyard, enhancing the indoor-outdoor flow. A double cellar offers idela storage or potential for further development, subject to necessary consents. The first floor hosts a generously sized rear-facing double bedroom in calming neutral tones, along with an impressive front-facing principal bedroom featuring a beautiful fireplace and delightful views over Meersbrook Park. The contemporary bathroom, also installed by the current owners, is finished to a high standard and includes a tiled bath tub, walk-in rainfall shower, vanity handwash basin and sleek tiling. A useful storage cupboard is located on the landing. Stairs rise to the top floor, revealing a bright and airy double bedroom with a front-facing Velux window, painted floorboards and access to the eaves. This versatile space is ideal as a guest suite, home office or additional living area. Externally, the property benefits from a private forecourt with mature hedging, while to the rear is a low-maintenance courtyard—perfectly suited for outdoor relaxation or entertaining. Situated on Beeton Road in Meersbrook, this highly sought-after location offers immediate access to the open green spaces of Meersbrook Park, excellent connections into Sheffield city centre, and a vibrant selection of independent cafés, shops and amenities, making it especially popular with families and professionals alike.





- Period Mid Terrace in S8
- 3 Double Bedrooms
- Stones's Throw from Meersbrook Park
- 2 Versatile Reception Rooms
- Arranged Over 3 Levels

- Period Charm & Character
- Sought After Location in Meersbrook
- Enclosed Private Courtyard
- 800 years from 24/06/1895 absent landlord
- Council Tax Band A, EPC Rating D





9 BEETON ROAD

APPROXIMATE GROSS INTERNAL AREA = 111.5 SQ M / 1200 SQ FT

CELLAR = 18.5 SQ M / 199 SQ FT

TOTAL = 130.0 SQ M / 1399 SQ FT



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

(IDMRP2025)



haus

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

0114 276 8868