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**85 Backmoor Road, Sheffield, S8 8LB**

**£240,000**

**Property Images**

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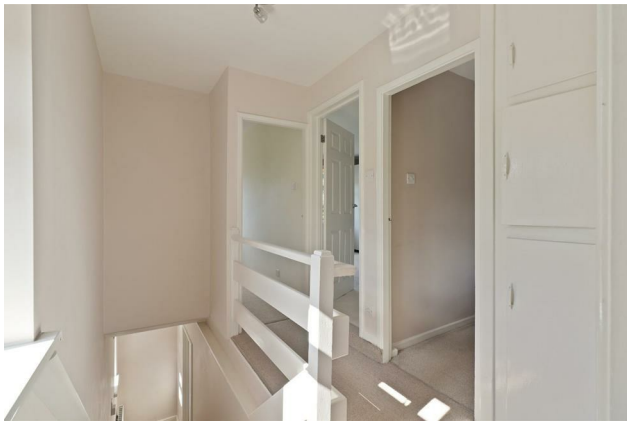

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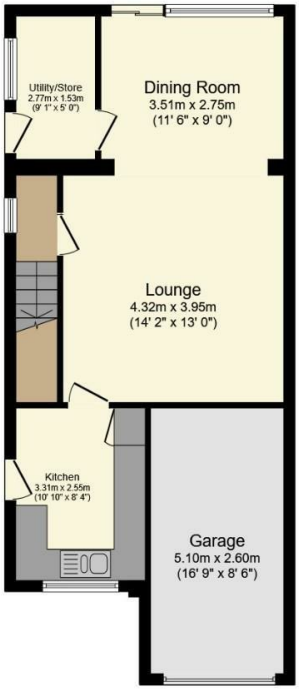
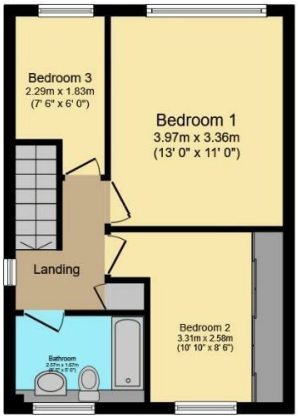



Ground Floor

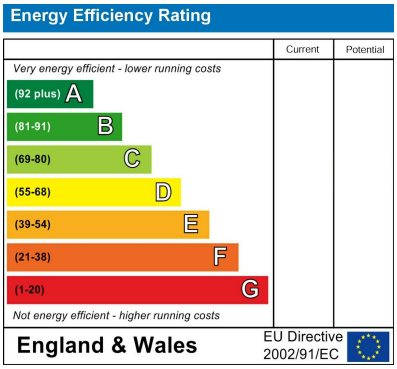



First Floor

Total floor area: 97.9 sq.m. (1,054 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC




## Map

## Details

Type: House - Semi-Detached  Beds: 3  Bathrooms: 1  Receptions: 2  Tenure: Leasehold

## Summary

Nestled on Backmoor Road in Sheffield, this charming three-bedroom house presents an excellent opportunity for families and first-time buyers alike. Available with no onward chain, this property offers a seamless transition into your new home.

Upon entering, you are welcomed by a side entrance door that leads into a well-appointed fitted kitchen, complete with a range of matching wall and base units, perfect for culinary enthusiasts. A door from the kitchen opens into an expansive open-plan living room, which is both inviting and functional. This space features built-in storage and patio doors that provide a lovely view and access to the garden, making it ideal for entertaining or enjoying family time. Convenience is further enhanced by a side utility room, which offers additional storage and access to the side path and garden.

Ascending to the first floor, you will find a landing with a built-in airing cupboard, three comfortable bedrooms, and a fitted bathroom with vanity storage, ensuring ample space for relaxation and privacy.

Externally, the property boasts off-road parking at the front, along with an integrated garage featuring an up-and-over door for easy access. A side path leads to the rear, where you will discover a delightful, level, and enclosed garden, adorned with areas of lawn and mature shrubs, providing a tranquil outdoor retreat.

This home is ideally situated within the catchment area of good-rated schools, making it a perfect choice for families. Additionally, it benefits from convenient bus access to the city centre and proximity to green spaces such as Graves Park and Norton Woodseats Cricket Club, enhancing the appeal of this lovely property. Don't miss the chance to make this house your home.

## Features

- Three bedrooms
- Extended living area
- Fitted bathroom with vanity units
- Level and enclosed garden
- Off road parking
- Integral garage
- No onward chain
- Energy Performance Rating