

UNFURNISHED



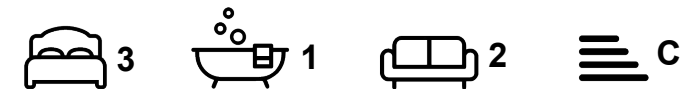
House - Terraced

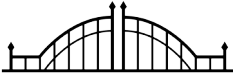
MEERSBROOK AVENUE, SHEFFIELD, S8 9ED

£1,250 PCM

FEATURES

- Newly refurbished to an exceptional standard throughout
- Stunning kitchen/diner with integrated oven & hob
- Low maintenance garden with raised composite decking
- Sought-after Meersbrook location near Chesterfield Road
- Three generous double bedrooms
- Contemporary bathroom with shower over bath
- Double glazing & energy efficient combi-boiler
- Available immediately!




HIGHGATES
SALES & LETTINGS

The ground floor comprises a bright and spacious living room, beautifully presented with neutral décor and attractive wood effect laminate flooring that flows seamlessly throughout the ground floor. To the rear of the property is an impressive open plan kitchen and dining area, undoubtedly the heart of the home. The kitchen features an elegant range of modern handleless wall and base units, complemented by stylish stone effect worktops and matching splashbacks, creating a sleek and contemporary finish. Integrated appliances include an electric hob and oven, while generous worktop space and an abundance of storage make this an ideal setting for both everyday living and entertaining.

French patio doors open onto the private enclosed rear garden. Designed with low maintenance in mind, the garden features a raised composite decking area, perfectly positioned to enjoy views of the city. Whether relaxing with a morning coffee or entertaining family and friends during the warmer months, this is an excellent outdoor space to enjoy. The garden also benefits from gated access and an outbuilding, providing excellent storage for bicycles, gardening equipment or outdoor furniture.

The first floor offers two generously proportioned bedrooms, both finished in neutral décor with quality carpets. The rear facing bedroom also benefits from a useful understairs storage cupboard. Completing this floor is a beautifully appointed family bathroom, finished to an exceptional standard with contemporary laminate flooring and stylish full height wall panelling. The suite comprises a bath with shower over, a modern vanity wash hand basin with integrated storage, WC and a mirrored wall cabinet. Chrome fixtures and fittings, including a contemporary heated towel radiator, complete the finish.

Occupying the second floor is the impressive principal bedroom. This spacious room is flooded with natural light from dual skylights and has been finished with neutral décor and quality carpeting, creating a bright and peaceful space in which to unwind.

Further benefits include gas central heating served by a modern energy efficient combi boiler and double glazing throughout.

Located on Meersbrook Avenue, the property enjoys an elevated position with far reaching views across Sheffield and is perfectly placed to enjoy everything this highly desirable suburb has to offer. Meersbrook Park is just a short walk away, offering expansive green space, woodland walks and panoramic city views. Chesterfield Road is also within easy walking distance and is renowned for its excellent selection of independent cafés, restaurants, bars and local shops, while Heeley Retail Park and Woodside Retail Park provide a wide range of supermarkets and national retailers nearby. The area is well served by regular public transport links into Sheffield City Centre and falls within the catchment for well regarded schools, including Meersbrook Bank Primary School.

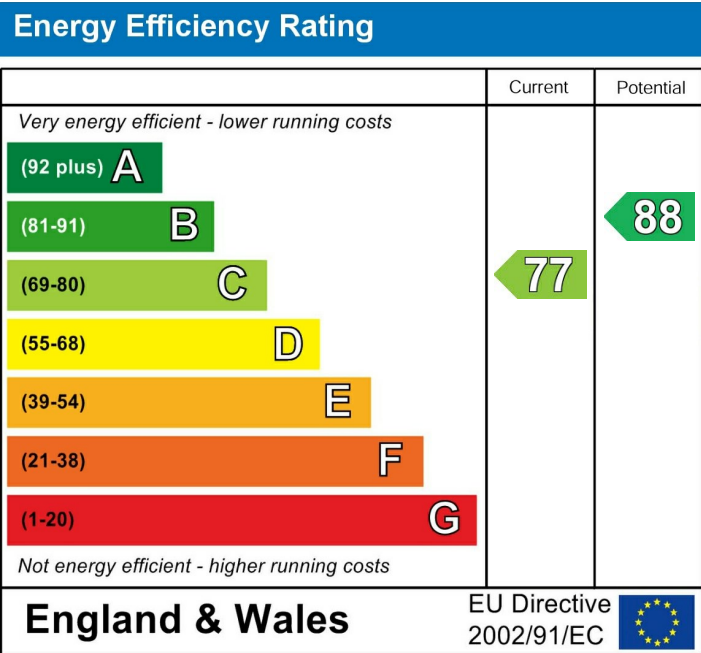
Early viewing is highly recommended to fully appreciate the exceptional quality, finish and lifestyle this outstanding home has to offer.

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Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.