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317 Myrtle Road

Heeley • Sheffield • S2 3HP

Guide Price £140,000 to £150,000

Offering fabulous far-reaching views over the city is a 2 double bedroom mid terraced property in Heeley, S2. Features private rear garden with fabulous under house storage, providing great potential to develop. Freehold. The property enters into a generously proportioned living room styled in neutral decor, complete with feature fireplace. The kitchen is rear facing fitted with shaker style units, contrasting worktops, tiled splashbacks and adjoining dining area offering fabulous views. The first floor comprises 2 good sized double bedrooms, front facing is presented in warm neutral tones and carpet and to the rear offering far reaching views is a further spacious flexible double bedroom. The bathroom is equipped with white modern suite and overhead shower. The enclosed rear garden can be accessed through a communal passageway designed with stone patio and terraced, mature garden filled with established planting and woodland backdrop. Useful under house storage with window offers superb potential to develop. Myrtle Road is well-placed for an array of local shops, cafes and restaurants on London Road, Heeley and Meersbrook, local schools and access to the city centre, hospitals, universities, and the train station.





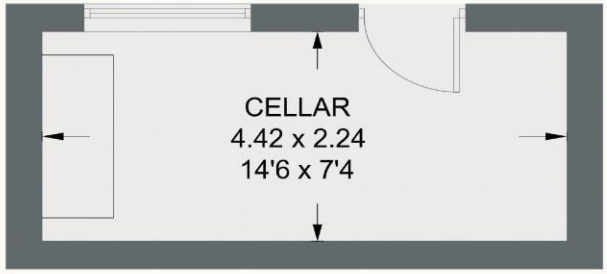




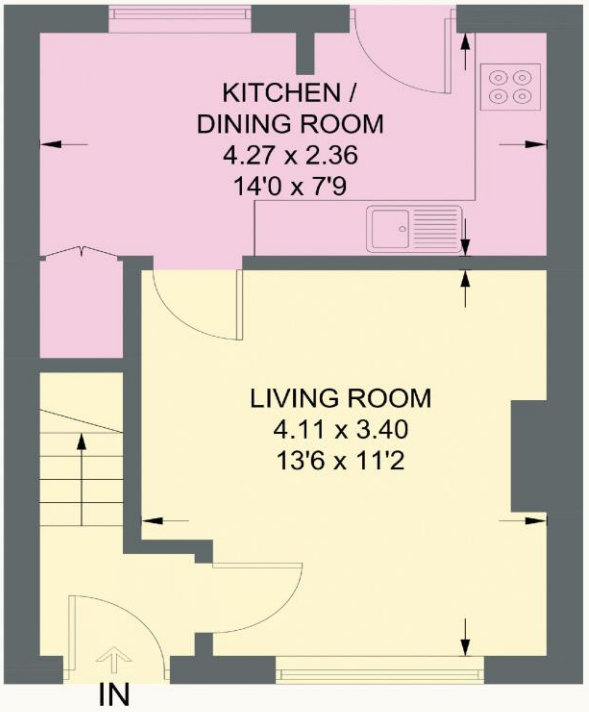
- Mid Terraced Property in Heeley
- Offering Fabulous Far-Reaching Views
- 2 Double Bedrooms
- Spacious Dining Kitchen
- Cosy Lounge & Feature Fireplace
- Excellent Transport Links Close to City Centre
- Mature Terraced Rear Garden
- Generous Under House Storage
- Freehold
- Council Tax Band A, EPC Rating C

317 MYRTLE ROAD

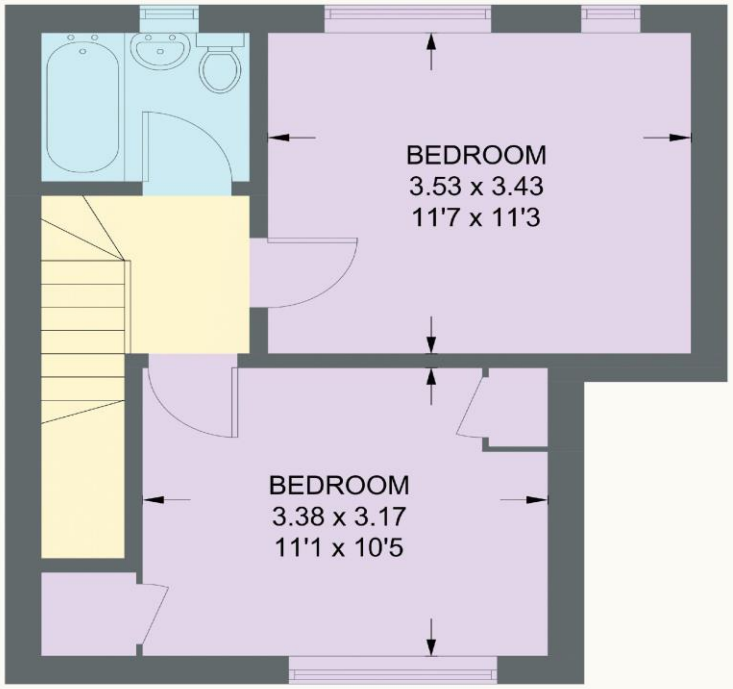
APPROXIMATE GROSS INTERNAL AREA = 61.3 SQ M / 660 SQ FT
CELLAR = 10.0 SQ M / 108 SQ FT
TOTAL = 71.3 SQ M / 768 SQ FT



CELLAR
10.0 SQ M / 108 SQ FT



GROUND FLOOR
28.7 SQ M / 309 SQ FT



FIRST FLOOR
32.6 SQ M / 351 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.

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