



Queen Mary Rise, Sheffield, S2 1JL

£225,000

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Why You'll Love It

Stepping into the ground floor, you are welcomed by an entrance hallway that sets the tone for the space and flow of the home. This level features a generous living/dining room, ideal for everyday family life as well as entertaining, along with a convenient downstairs W.C. The layout feels sociable yet practical, offering a comfortable space to relax while still accommodating dining and hosting.

The first floor is where this home truly shines in terms of versatility. The kitchen/diner provides a central hub for family meals and gatherings, with access into the conservatory, which in turn opens onto the rear garden. This creates a seamless connection between indoor and outdoor living, perfect for warmer months or keeping an eye on children at play. Also on this level is an additional reception room, currently used by the owners as a bedroom, demonstrating the flexibility of the layout. Whether you need a fourth bedroom, a home office, playroom or snug, this space adapts effortlessly. A second W.C. on this floor further enhances convenience for busy households.

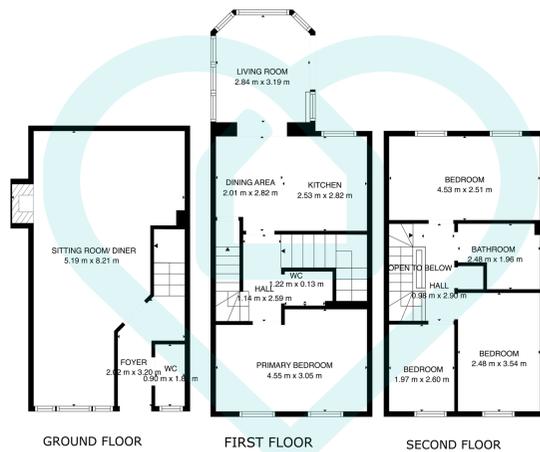
The top floor offers three well-proportioned bedrooms, all served by a family bathroom. These rooms provide comfortable private spaces, ideal for families, guests or those working from home. The overall layout ensures a balance between shared living areas and quieter retreats, making the property suitable for a wide range of needs and lifestyles.

Outside, the rear garden offers a private outdoor space for relaxing, gardening or entertaining. To the rear of the property there is also parking, including an allocated parking space and a garage, adding further practicality and appeal.

Why We Love It

Queen Mary Rise sits within a popular and well-established part of Sheffield, offering excellent access to the city centre, Sheffield Parkway and the M1, making it ideal for commuters. The area benefits from a range of local amenities, including shops, schools and green spaces, while also being within easy reach of Sheffield's



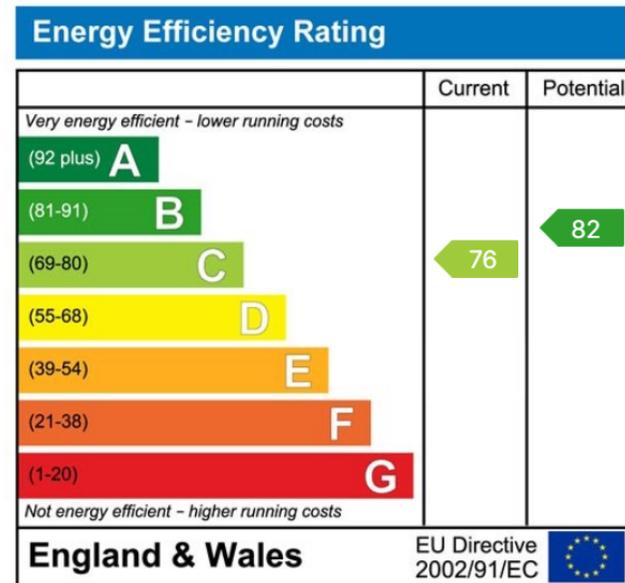


TOTAL: 122 m²
 GROUND FLOOR: 38 m², FIRST FLOOR: 47 m², SECOND FLOOR: 37 m²
 EXCLUDED AREAS: FIREPLACE: 1 m², OPEN TO BELOW: 0 m², WALLS: 12 m²

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Three Storey Town House
- Perfect For Families
- Versatile Spaces
- Allocated Parking and Garage
- Views To The Front Over Manor Fields Park
- Cul-De-Sac Location
- Private Rear Garden
- Schools Nearby
- Great For Commuting Into Sheffield and Surrounding Areas
- Popular Sheffield Location



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