

LEASEHOLD



House - Terraced

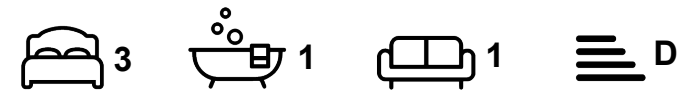
BURCOT ROAD, SHEFFIELD, S8

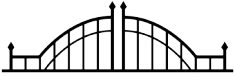
Asking price

£299,950

FEATURES

- Three double bedroom Victorian terrace arranged over three floors
- Just a stone's throw from Meersbrook Park
- Stunning open-plan kitchen diner with centre island
- Double doors opening onto a decked terrace with city views




HIGHGATES
SALES & LETTINGS

3 Bedroom House - Terraced located in Sheffield

Guide Price - £300,000 - £325,000

On Burcot Road, just a few steps from Meersbrook Park, this is a Victorian terrace that's been opened up and reworked where it matters most. Three double bedrooms, a standout kitchen space, and views that stretch out towards the city.

The property immediately impresses with its classic bay fronted façade and well balanced accommodation throughout. Inside, the front living room is bright and inviting, with the bay window drawing in natural light and creating a calm, welcoming space to unwind.

To the rear, the house really comes into its own. The current owners have thoughtfully reconfigured the layout, opening up the off-shot to create an exceptional kitchen diner that now spans the full width of the property. This is undoubtedly the heart of the home, a large, sociable space centred around a statement island, perfect for both everyday living and entertaining. Double doors lead directly out onto a decked terrace, creating a seamless connection between inside and out, and framing elevated views across the city.



TOTAL FLOOR AREA : 133.0 sq.m. (1431 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Council Tax Band
A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

