







139 Myrtle Road

Heeley • Sheffield • S2 3HF

Guide Price £200,000 - £210,000

A well-presented three-bedroom terraced house situated in the popular area of Heeley, offering well-proportioned accommodation arranged over three floors, with gardens to both the front and rear. The property has a welcoming living room featuring a fireplace with illuminated electric fire, two wall lights, wood-effect flooring and coving to the ceiling. An inner lobby leads through to the dining kitchen, which is fitted with cream Shaker-style units, contrasting worktops, hob, extractor and oven. There is plumbing for both a dishwasher and washing machine, along with a cupboard housing the combination boiler. A rear entrance door provides access to the garden, while there is also access to the cellar. To the first floor are two bedrooms and a modern shower room. The main bedroom benefits from a useful walk-in wardrobe/storage area and feature panelling to one wall. The second bedroom is also a good-sized room. The shower room is fitted with a white suite, vanity unit with wash basin, chrome ladder radiator, downlighters and fully tiled walls. A staircase leads to the third bedroom on the second floor, which has a Velux window and access to the eaves, providing useful additional storage. Outside, the front garden is laid with wood chippings and features shrubs and fencing. The rear garden offers a flagged patio, lawn, slate-chipped area and a useful brick-built outhouse. Myrtle Road is a highly convenient and sought-after location, situated close to local amenities, excellent transport links and just a short distance from Sheffield city centre, making it ideal for commuters and young professionals alike.





- Three-Bedroom Terraced House in Heeley
- Accommodation Arranged Over Three Floors
- Living Room with Feature Fireplace
- Fitted Dining Kitchen with Built-In Appliances
- Modern Shower Room
- Freehold
- Front and Rear Gardens with Outhouse
- Useful Cellar Providing Additional Storage Space
- Excellent Amenities & Transport Links
- EPC Rating E & Council Tax Band A

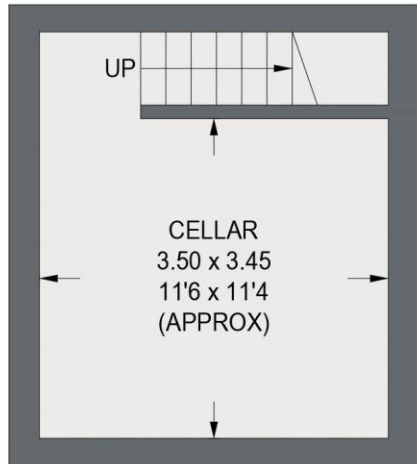


139 MYRTLE ROAD

APPROXIMATE GROSS INTERNAL AREA = 84.5 SQ M / 909 SQ FT

CELLAR = 15.3 SQ M / 165 SQ FT

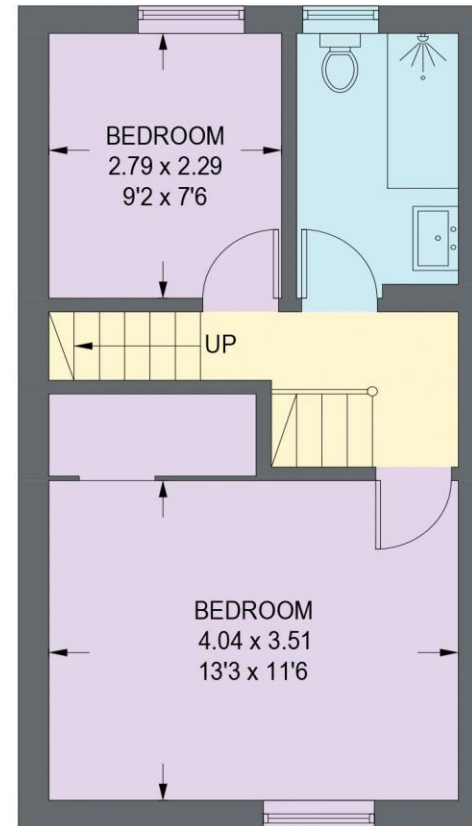
TOTAL = 99.8 SQ M / 1074 SQ FT (EXCLUDING EAVES)



CELLAR
15.3 SQ M / 165 SQ FT



GROUND FLOOR
29.2 SQ M / 314 SQ FT



FIRST FLOOR
34.0 SQ M / 366 SQ FT



SECOND FLOOR
21.3 SQ M / 229 SQ FT

Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)



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