

FURNISHED



House - End Terrace

MYRTLE CRESCENT, SHEFFIELD, S2

£1,375 PCM

FEATURES

- Spacious living room with patio doors to the rear garden
- Contemporary kitchen/dining room with integrated appliances
- Gas combi boiler and double glazing throughout
- Attractive residential location on Myrtle Crescent
- Fully furnished four bedroom home
- Principal bedroom with en-suite shower room
- Private driveway providing off-road parking
- Excellent transport links to Sheffield City Centre and Sheffield Train Station




HIGHGATES
SALES & LETTINGS

This beautifully presented four bedroom home with a garage offers modern, energy-efficient living in a peaceful residential setting. Situated on Myrtle Crescent, the property enjoys excellent connectivity, with convenient transport links providing easy access to Sheffield City Centre and Sheffield Train Station, both within a short commuting distance.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

The accommodation features a bright and spacious living room, enhanced by patio doors that flood the space with natural light and open directly onto the enclosed rear garden. This creates an ideal environment for both relaxing and entertaining. The garden itself offers a raised decked seating area, perfect for outdoor dining, alongside a generous lawn.

The impressive kitchen/dining room provides ample cupboard storage, generous worktop space, and plenty of room for family meals and social gatherings. The contemporary kitchen is fully equipped with integrated appliances, including an AEG gas hob, electric oven, dishwasher, washing machine, and fridge/freezer. The ground floor also benefits from a well-designed understairs WC, complete with a wash basin and toilet.

On the first floor are three well proportioned bedrooms, all offering flexibility for family living, home working, or dressing room use. One of the rooms is currently utilised as a walk-in wardrobe. A spacious family bathroom serves this floor and comprises a bath with shower over, wash basin, and WC.

Occupying the second floor, the generous principal bedroom provides an attractive and private retreat. Benefiting from pleasant outlooks, this spacious room is complemented by a modern en-suite shower room, making it ideal as a master bedroom or guest suite.

Externally, the property enjoys excellent kerb appeal and benefits from a private driveway providing off-road parking for one vehicle, with direct access to the garage.

Ideally located close to a wide range of local amenities, the property is within easy reach of Heeley City Farm, local cafés, community facilities, GP services, and the highly regarded Anns Grove Primary School. This superb home offers the perfect balance of modern comfort, practical living, and convenient access to the city.

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Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	77	
(55-68) D		
(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.

