



6 Upper Valley Road, Meersbrook, Sheffield, S8 9HB

Saxton Mee

# 6 Upper Valley Road Meersbrook

Guide Price

## £250,000

A charming and versatile three-bedroom terraced home, thoughtfully arranged over four floors and ideally located in the highly sought-after area of Meersbrook. Loved for its vibrant community feel, excellent transport links and proximity to the stunning green spaces of Meersbrook Park and Graves Park, this property offers an enviable lifestyle in one of Sheffield's most desirable neighbourhoods.

The home begins on the lower ground floor, where a professionally converted basement creates a superb, fully habitable room. Perfect as a family room, hobby room or cinema room, this flexible space adds valuable extra living accommodation rarely found in homes of this style.

On the ground floor, a bright and welcoming living room awaits, complete with a log burner that brings warmth, charm and a cosy focal point to the space. The stylish and well-appointed dining kitchen sits to the rear, offering an excellent layout for everyday living with access out on to the rear garden.

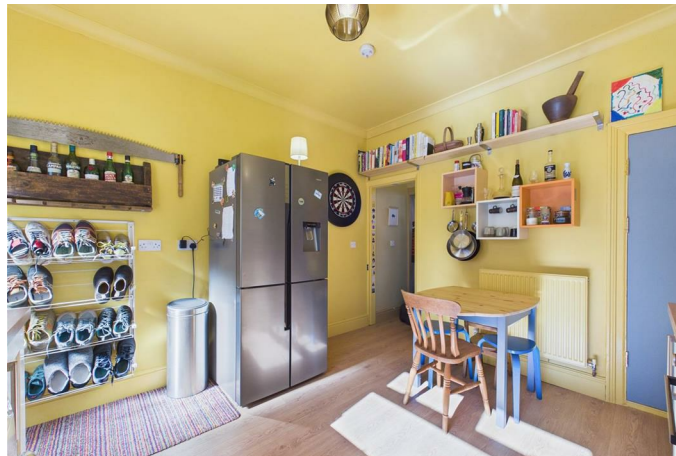
The first floor provides two well-proportioned bedrooms along with a modern bathroom, while the second floor hosts a generous primary bedroom, boasting excellent floor space and useful reduced-headroom storage—creating a peaceful retreat at the top of the house.

Outside you'll find a welcoming tiered garden with well established, lawn and a seating area. A lovely space to enjoy the outdoors.

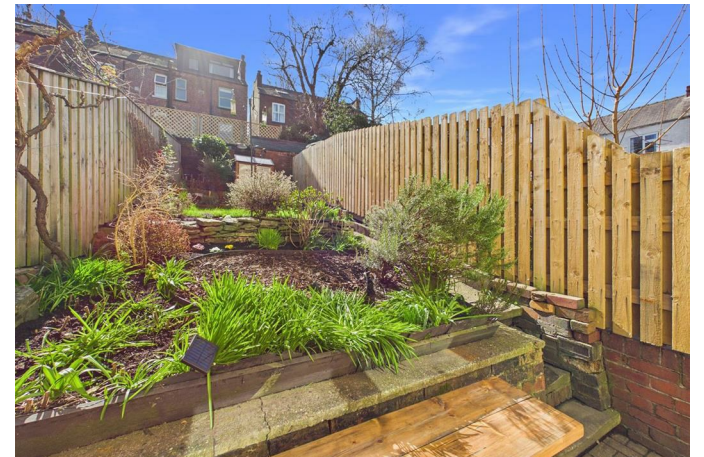
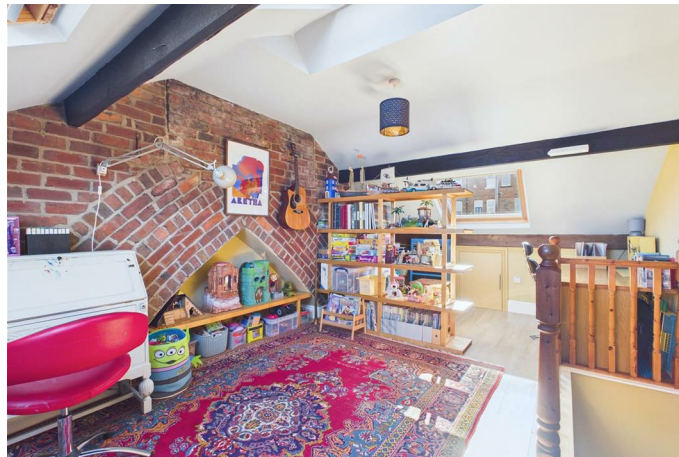
With independent coffee shops, popular eateries, supermarkets and everyday amenities all just a short stroll away, this home enjoys the full convenience and charm of Meersbrook living.

Beautifully presented, warm and full of character, this delightful home is ideal for first-time buyers, families or anyone seeking a stylish and flexible property in a thriving, community-oriented neighbourhood.

Material information relating to the property is available to review prior to arranging a viewing. Please contact the office for further details.



- Charming three-bedroom terraced home arranged over four floors
- Complete chain above
- Located in the highly sought-after area of Meersbrook close to Meersbrook Park and Graves Park, offering excellent green space access
- Professionally converted, fully habitable basement room ideal for a family room, hobby space or cinema room
- Bright living room with a cosy log burner
- Stylish dining kitchen with access to the rear garden
- First floor includes two well-proportioned bedrooms and a modern bathroom
- Spacious top-floor primary bedroom with additional storage
- Lovely rear garden with well established borders, lawn and seating area
- Call Saxton Mee Banner Cross to arrange a viewing





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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