





193 Myrtle Road

Heeley • Sheffield • S2 3HH

Guide Price £180,000 - £190,000

A beautifully presented two double bedroom, brick-built mid-terrace home on the ever-popular Myrtle Road, just moments from Heeley City Farm and only five minutes from Sheffield city centre. Offering stylish yet characterful accommodation across two floors, plus a useful cellar, this light and airy property is ideal for first-time buyers and professionals seeking a convenient location close to the city centre. The property benefits from additional living space above the passageway and enjoys a low-maintenance rear garden together with neutral décor throughout. The ground floor features a rustic-style dining kitchen fitted with wooden units, concrete worktops and tiled flooring. There is space for appliances, with the oven included in the sale, along with room for a breakfast table. Access leads down to a useful double cellar, providing plumbing for a washing machine, space for a fridge freezer at cellar head level, and excellent potential for further development if desired. The living room is bright and welcoming, featuring varnished floorboards, crisp white walls and shelving to the alcoves. The chimney breast has been capped but retains a stone hearth and tiled inset, offering potential for an open fire or log burner, while decorative coving adds further character. To the first floor is a generous front-facing double bedroom with two windows, varnished floorboards and the benefit of the additional space above the passageway. A cleverly designed walk-in wardrobe with folding doors provides access to a Jack and Jill bathroom fitted with a three-piece white suite, tiled walls, overhead storage, cork flooring and a heated towel rail. The bathroom also connects to a further spacious rear-facing double bedroom, which can additionally be accessed directly from the landing and enjoys pleasant views over the rear garden. Externally, the property enjoys an attractive gated front garden offering a degree of privacy from the road. To the rear, accessed via a communal passageway, is a low-maintenance garden featuring covered bin and log storage, brick-built raised flower beds with integrated seating surrounding a fire pit, and a useful brick-built outhouse providing additional outdoor storage. 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.



- Attractive Mid Terrace House
- 2 Double Bedrooms & Spacious Bathroom
- Stylish & Characterful Accommodation
- Ideal for First Time Buyers
- Stones's Throw from Heeley City Farm
- Neutral, Rustic Interior
- Convenient Location Close to City
- Outdoor Storage & Seating
- Freehold
- Council Tax Band A, EPC Rating D

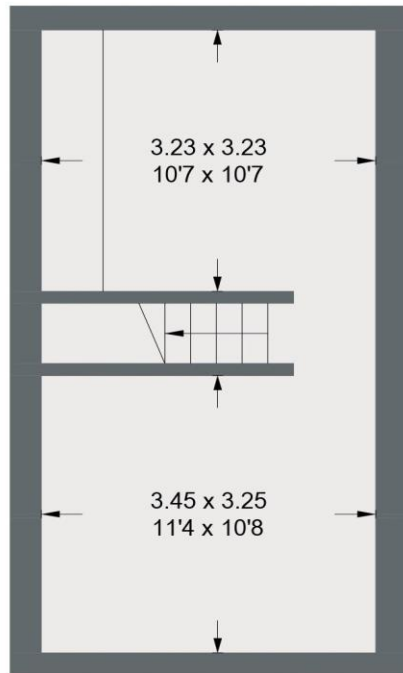
193 MYRTLE ROAD

APPROXIMATE GROSS INTERNAL AREA = 67.5 SQ M / 726 SQ FT

CELLAR = 25.2 SQ M / 271 SQ FT

TOTAL = 92.7 SQ M / 997 SQ FT

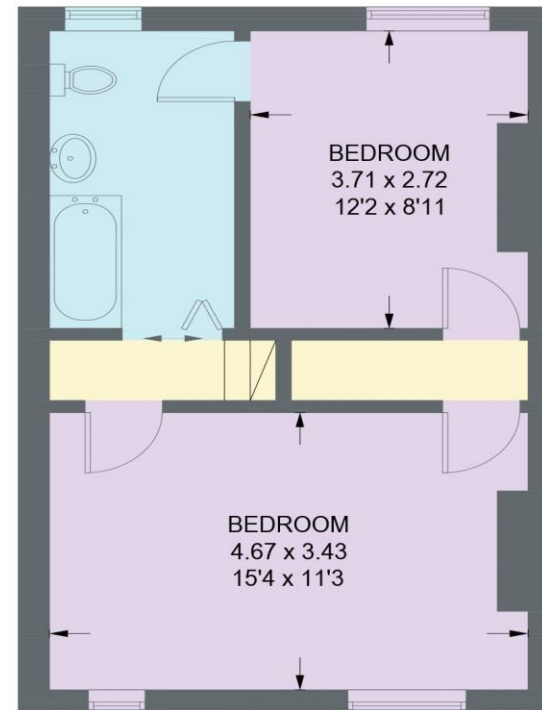
(EXCLUDING STORE)



CELLAR
25.2 SQ M / 271 SQ FT



GROUND FLOOR
29.4 SQ M / 316 SQ FT



FIRST FLOOR
38.1 SQ M / 410 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.