





Two white wall-mounted cabinets with silver handles, positioned above the countertop on the left side of the kitchen.

Two white wall-mounted cabinets with silver handles, positioned above the countertop in the corner of the kitchen.

A long white base cabinet with a dark wood countertop, featuring a built-in oven and a washing machine. The cabinets have silver handles.

A brown roller blind covering the window above the sink.

A window with a view of a brick house and a wooden fence, located above the sink.

A white door with a large glass panel and a gold handle, located on the right side of the kitchen.

A small brown mat placed on the floor in front of the door.

A white electrical outlet on the wall to the left of the kitchen cabinets.

A white electrical outlet on the wall above the countertop.

A white electrical outlet on the wall above the countertop.



96 Slate Street

Heeley • Sheffield • S2 3HB

Asking Price £215,000

A beautifully presented three double-bedroom brick-built mid-terrace in Heeley, larger than average courtesy of additional space over the passageway. Perfect for first-time buyers, this home offers spacious, light, and airy accommodation, presented in a neutral décor with a modern kitchen and a brand-new bathroom. There is potential to create an ensuite on the second floor. The property benefits from a well-maintained rear garden with outdoor storage, combination gas central heating, and double glazing. No onward chain. The front-facing living room is decorated in a warm neutral palette, featuring coving, wall lights, and made-to-measure blinds. The spacious, light-filled kitchen overlooks the garden and provides cellar access. Gloss kitchen units are complemented by contrasting wood-effect worktops, with integrated oven, electric hob, freestanding washing machine, and fridge freezer included in the sale. Two double bedrooms occupy additional space over the passageway. The front bedroom offers a generous walk-in wardrobe, while the rear bedroom features built-in storage. A brand-new contemporary bathroom suite includes a rainfall shower and stylish tiling. A superb double bedroom/versatile living space with eaves storage, offering excellent potential to create an ensuite if desired. To the front is a gated forecourt, and through the communal passageway lies a stone patio adjoining an immaculate lawn and brick-built outhouse. Slate Street is well-placed for an array of local shops, cafés, and restaurants along London Road, Heeley, and Meersbrook. It also provides easy access to local schools, the city centre, hospitals, universities, and the train station.





- Larger Than Average Brick Built Terrace
- Light, Airy Interiors in Neutral Décor
- 3 Double Bedrooms
- Spacious Dining Kitchen
- Brand New Bathroom

- Popular Location in Heeley, S2
- Well Maintained Garden & Outhouse
- Combination Gas Central Heating & Double Glazing
- Leasehold Details TBC
- Council Tax Band A, EPC Rating D




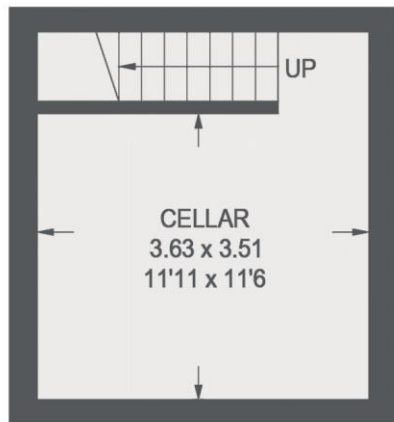
96 SLATE STREET

APPROXIMATE GROSS INTERNAL AREA = 90.3 SQ M / 972 SQ FT

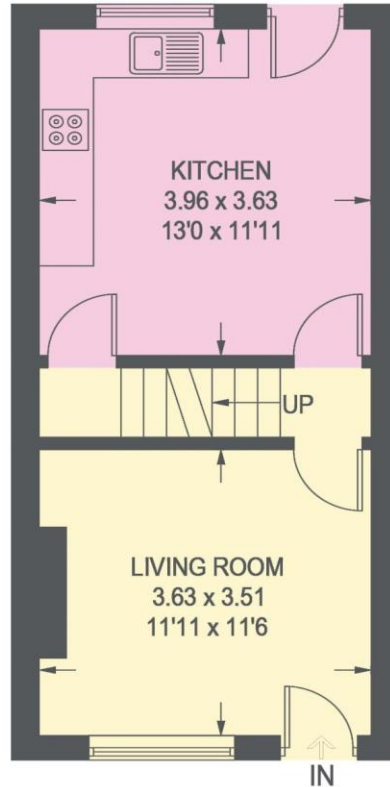
CELLAR = 16.4 SQ M / 176 SQ FT

TOTAL = 106.7 SQ M / 1148 SQ FT (EXCLUDING EAVES)

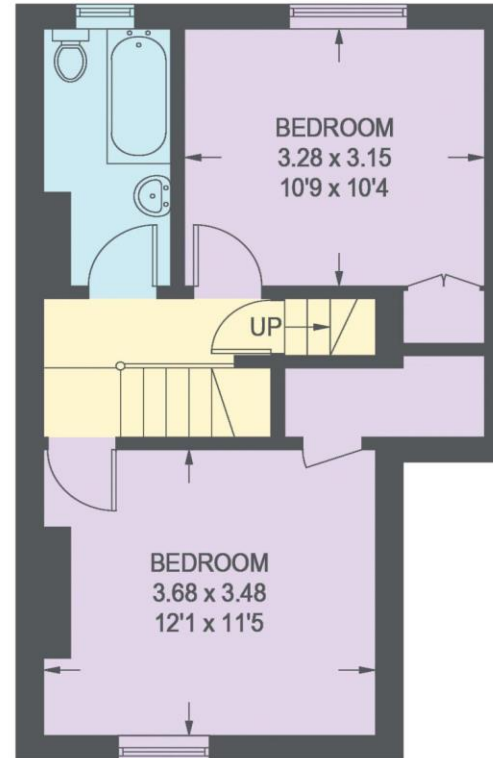
 = REDUCED HEADROOM BELOW 1.5m / 5'0"



CELLAR
16.4 SQ M / 176 SQ FT



GROUND FLOOR
31.8 SQ M / 342 SQ FT



FIRST FLOOR
37.6 SQ M / 405 SQ FT



SECOND FLOOR
20.9 SQ M / 225 SQ FT

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



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