



44 Eastwood Road,
£220,000

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Location

Eastwood Road puts you in a fantastic position for everything that makes this side of Sheffield so popular. Sharrow Vale and Ecclesall Road are close at hand, bringing a brilliant collection of independent cafés, restaurants, pubs and shops practically to your doorstep, alongside all the everyday essentials.

It's also a really practical base for getting around the city, with transport links nearby and convenient access towards Sheffield city centre, the universities and hospitals. When you fancy some fresh air, the Botanical Gardens and Endcliffe Park are within easy reach too – giving you a great balance of city life and green space.

Let's Take a Look Inside

The front door opens directly into the living room, a nicely proportioned space measuring approximately 3.63m x 3.61m. A large front window brings in plenty of natural light, while a simple fireplace creates a focal point without dominating the room. Fresh white walls and grey carpeting keep things neutral and make it easy to imagine your own furniture moving straight in.

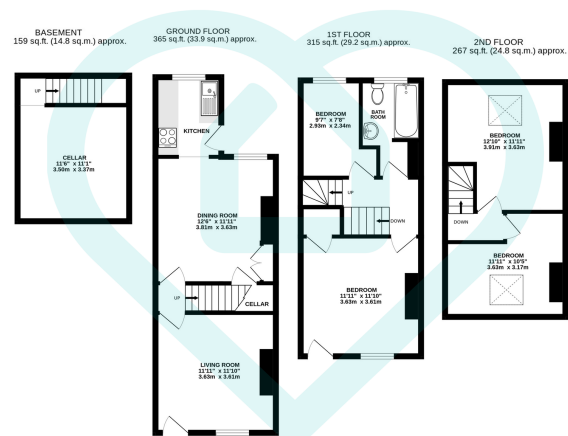
Continue through and you arrive at the dining room, measuring approximately 3.81m x 3.63m. There's ample space here for a full-sized dining table alongside additional furniture, making it a versatile second reception room for everyday life, entertaining or even working from home.

The kitchen sits beyond and keeps things simple and practical, with white cabinetry, wood-effect worktops, tiled splashbacks and an integrated oven and gas hob. A window overlooking the rear brings in natural light, while a door provides access outside.

There's more useful space below ground too. Steps from the dining room lead down to the cellar, measuring approximately 3.50m x 3.37m, providing valuable storage away from the main accommodation.

Head upstairs and the first floor is home to two bedrooms. The larger front bedroom measures approximately 3.63m x 3.61m and benefits from a useful walk-in store cupboard, while the second



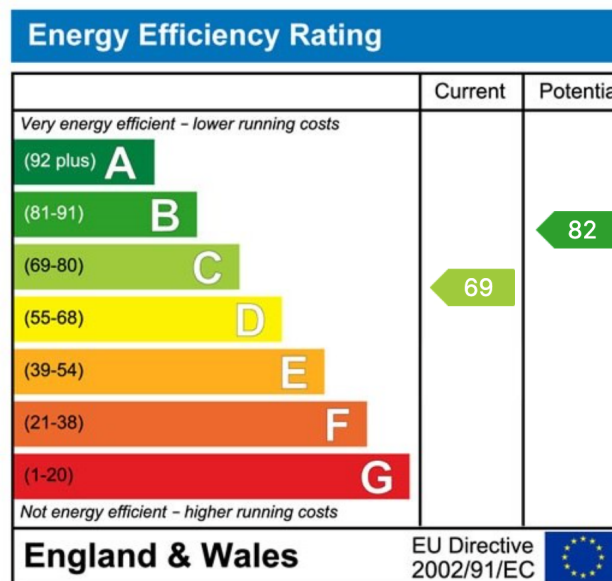
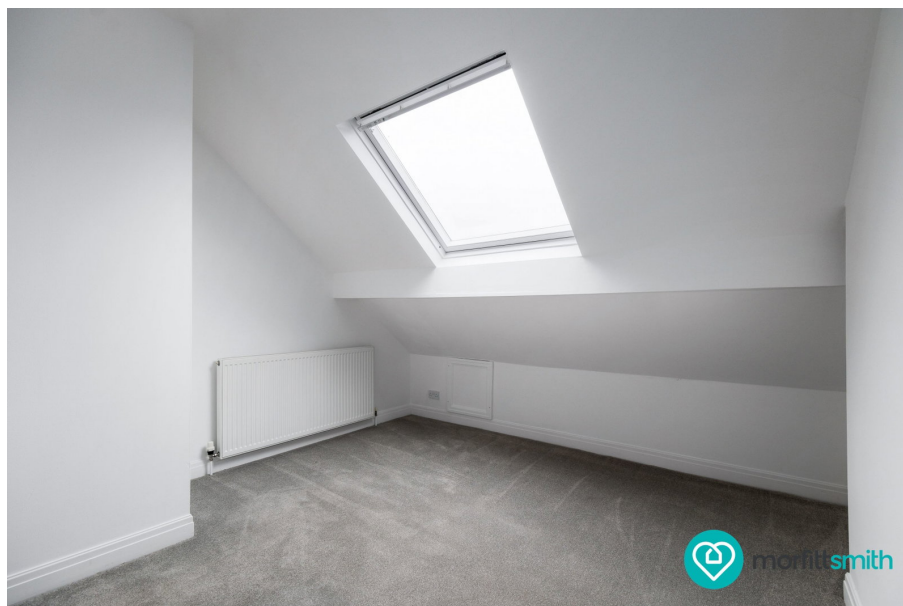


TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Four-bedroom terraced home
- Approximately 1,106 sq ft / 102.7 sq m
- Accommodation arranged across four levels
- Bright, neutrally presented living room
- Generous separate dining room
- Fitted kitchen overlooking the rear
- Two bedrooms on the first floor
- Two generous top-floor bedrooms with roof windows
- Useful cellar providing additional storage
- Enclosed rear garden with scope to personalise



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