





## 8 Grasmere Road

Sheffield • South Yorkshire • S8 0UL

Guide Price £190,000 - £200,000

Beautifully presented throughout, this attractive two double bedroom mid-terrace property on Grasmere Road, Sheffield S8 has been significantly improved by the current owners and offers stylish, ready-to-move-into accommodation arranged over three levels. The property benefits from a range of recent upgrades including new electrics, internal redecoration with new carpets, new uPVC front and rear doors, and a damp-proof course, creating a home that perfectly blends character with modern comfort. The ground floor features a well-appointed dining kitchen fitted with a range of matching wall and base units, an integrated oven and gas hob, and brick-style tiled splashbacks. There is space and plumbing for additional appliances, along with room for a breakfast table, making it an ideal sociable space. Characterful strip floorboards add warmth, while sliding doors neatly conceal under-stairs pantry storage, which also provides access via a trapdoor to the cellar. To the front of the property is a cosy and inviting living room, finished in warm, neutral pastel tones, with fitted carpet and shelving set into the alcoves, creating a calm and relaxing retreat. To the first floor is a generous front-facing double bedroom, again presented in soft, neutral tones with wardrobes fitted into the alcoves and newly laid carpet. The spacious bathroom is fitted with a modern three-piece white suite, complemented by a separate corner shower cubicle and partial tiling. Stairs rise to the second floor where a light and airy double bedroom provides a versatile space, ideal as a principal bedroom, guest room, or home office. This room enjoys a generous rear Velux window, exposed beams, and useful storage within the eaves. Externally, accessed via a communal passageway, is an enclosed rear courtyard featuring a stone patio. Offering plenty of character, this space provides a blank canvas for buyers to create their own private outdoor retreat. There is also access through to a neighbouring property. Grasmere Road is situated within the popular S8 postcode of Sheffield, an area that continues to attract first-time buyers thanks to its excellent balance of affordability, convenience, and lifestyle. A wide range of local amenities can be found nearby, including independent shops, cafés, and supermarkets, along with well-regarded green spaces perfect for walking and leisure. The area is well served by regular public transport links into Sheffield city centre, and also offers easy access to major road networks for those needing to commute. With its strong community feel and ongoing local investment, this is an ideal setting for buyers looking to take their first step onto the property ladder.



- Attractive Mid Terrace in S8
- 2 Double Bedrooms
- Beautifully Presented Throughout
- Refurbished by Current Owners
- Blends Character & Modern Comfort

- Modern Kitchen & Bathroom
- Convenient, Popular Location
- Low Maintenance Rear Courtyard
- Leasehold Details TBC
- Council Tax Band A, EPC Rating D



# 8 GRASMERE ROAD

APPROXIMATE GROSS INTERNAL AREA = 62.1 SQ M / 668 SQ FT  
CELLAR = 13.3 SQ M / 143 SQ FT  
TOTAL = 75.4 SQ M / 811 SQ FT

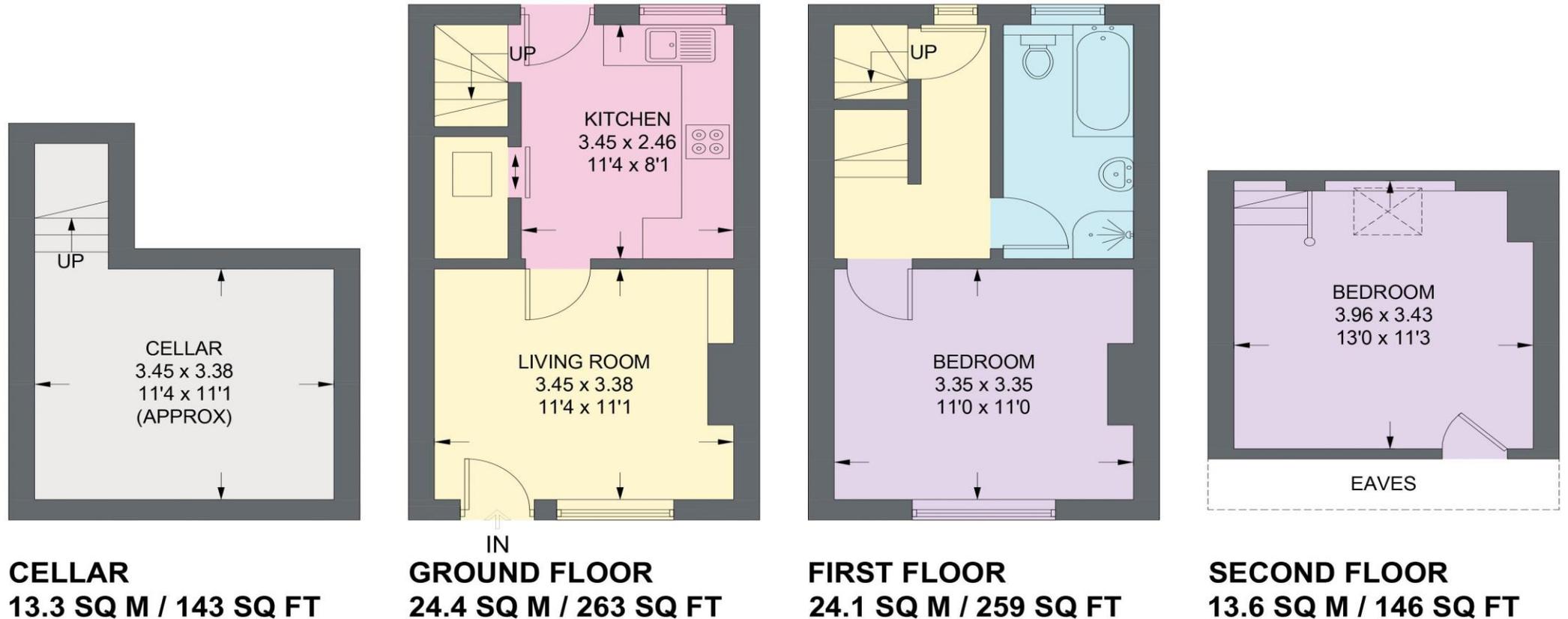


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1287890)

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.