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**43, Nicholson Road, Heeley**

Sheffield

Guide Price **£185,000**



# 43, Nicholson Road

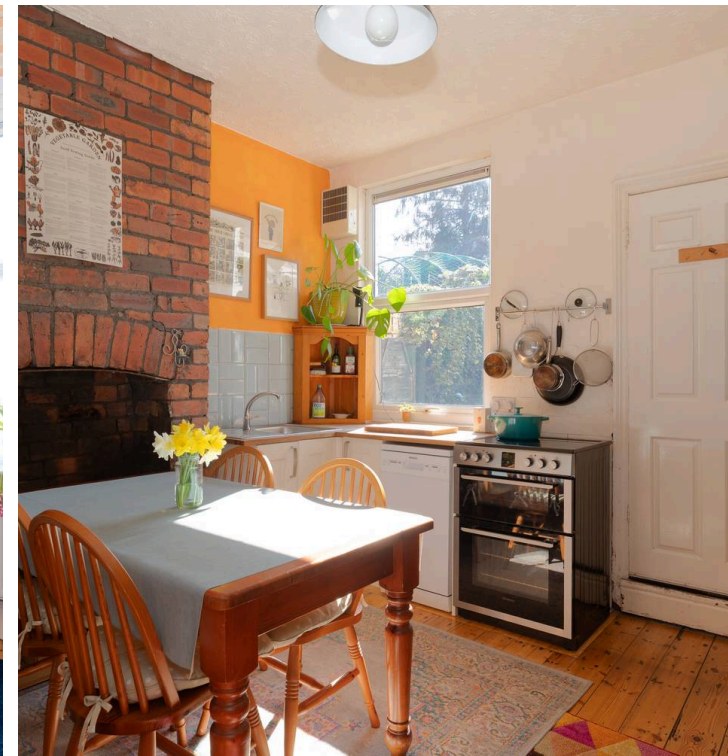
Heeley, Sheffield

Situated in the heart of the well sought after Heeley is this superb two bed roomed mid-terraced property. In brief, Number 43 consists of a lounge, kitchen/diner, family bathroom and two double bedrooms. Not only is this property located close by to numerous amenities including shops and eateries along London Road, it also benefits from being walking distance to fantastic green spaces such as ultra-popular Meersbrook Park. Outside is a rear, enclosed, south facing garden, convenient on road parking and stunning views over the city to the rear and front. Falling under council tax band A (£1,516 p/a) it's easy to say that this leasehold property is the perfect opportunity for first time buyers or investors alike.

Council Tax band: A

Tenure: Leasehold

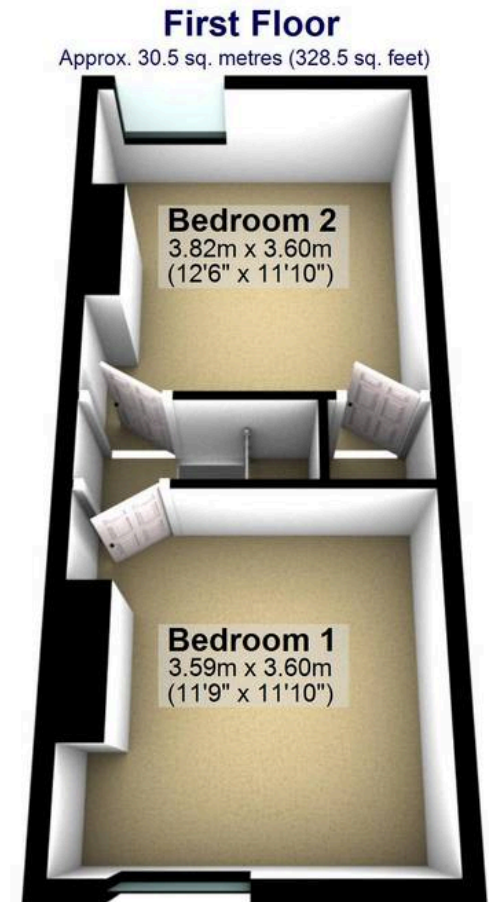
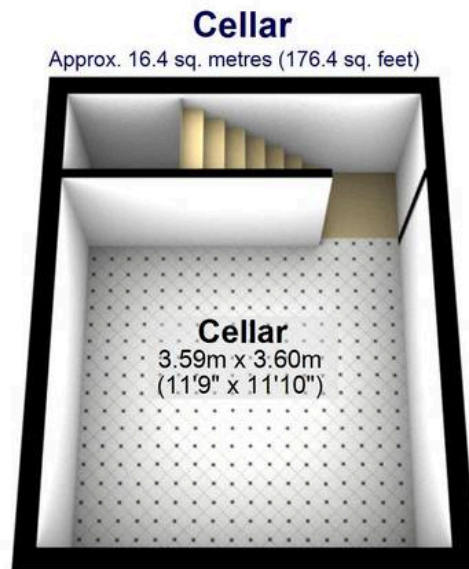
- TWO BEDROOMED MID-TERRACED PROPERTY
- SITUATED IN THE ULTRA-POPULAR HEELEY
- EASY ACCESS TO CENTRAL SHEFFIELD AND NUMEROUS AMENITIES
- PRIVATE REAR, SOUTH FACING SUNNY GARDEN
- FULL POTENTIAL TO EXTEND INTO THE LOFT \*SUBJECT TO PLANNING PERMISSION\*
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CLOSE BY TO MEERSBROOK PARK AND OTHER GREEN SPACES
- EASY AND CONVENTIENT ON ROAD PARKING
- SUPERB VIEWS OVER THE CITY TO THE FRONT AND REAR
- LEASEHOLD PROPERTY AND COUNCIL TAX BAND A £1,516 P/A











Total area: approx. 83.5 sq. metres (899.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.