



WHITEHORNS

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97 Cliffefield Road, Meersbrook

Sheffield

Guide Price £260,000 – £275,000

97 Cliffefield Road

Meersbrook, Sheffield

This well presented three bedroomed mid-terraced property offers an exceptional opportunity to acquire a home in the heart of one of Sheffield's most sought after suburbs. The property is thoughtfully arranged over two floors and features a wealth of original features, including decorative fireplaces and cornicing. The accommodation comprises two large reception rooms, ideal for both relaxing and entertaining, along with a modern kitchen that provides ample storage and workspace. Each of the three bedrooms is generously proportioned, while the family bathroom is tastefully appointed. The property sits within the catchment for reputable local schools, making it an excellent choice for families. Residents will also benefit from an excellent range of local amenities within easy walking distance, as well as convenient access to public transport links for effortless commuting. Outside, the property boasts a delightful, enclosed back garden which directly backs onto the scenic Meersbrook Park (perfect for families, dog walkers, and outdoor enthusiasts). This is a rare opportunity to secure a home with such a unique position and outstanding outdoor space. Council Tax band: A

Tenure: Leasehold

- THREE BEDROOMED MID-TERRACED PROPERTY
- BACK GARDEN BACKS ONTO MEERSBROOK PARK
- SITS IN THE CATCHMENT FOR LOCAL REPUTABLE SCHOOLS
- WELL PRESENTED THROUGHOUT
- TWO LARGE RECEPTION ROOMS
- WEALTH OF ORIGINAL FEATURES
- SITS IN THE HEART OF ONE OF SHEFFIELDS MOST





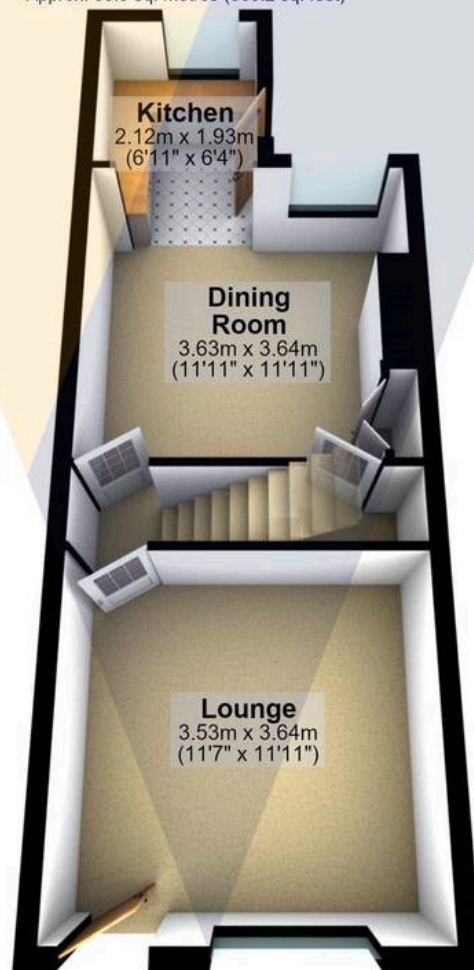
Outbuilding

Approx. 1.3 sq. metres (14.2 sq. feet)



Ground Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



Kitchen

2.12m x 1.93m
(6'11" x 6'4")

Dining Room

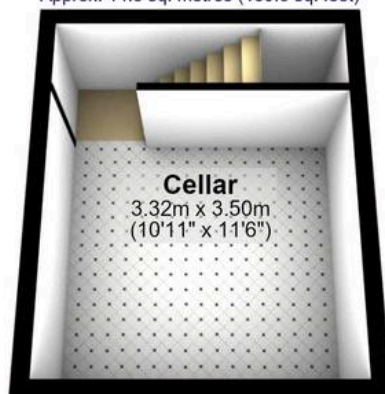
3.63m x 3.64m
(11'11" x 11'11")

Lounge

3.53m x 3.64m
(11'7" x 11'11")

Cellar

Approx. 14.8 sq. metres (159.6 sq. feet)



Cellar

3.32m x 3.50m
(10'11" x 11'6")

First Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



Bedroom 2

2.82m x 2.04m
(9'3" x 6'8")

Bathroom

2.61m (8'7") max
x 1.50m (4'11")

Landing

Bedroom 1

3.53m x 3.64m
(11'7" x 11'11")

Second Floor

Approx. 23.7 sq. metres (255.0 sq. feet)



Bedroom 3

6.52m x 3.64m
(21'5" x 11'11")

Total area: approx. 103.4 sq. metres (1113.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

97 CLIFFEFIELD ROAD



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