

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

27 Woodbank Crescent, Meersbrook, Sheffield, S8 9EF

£250,000

Property Images



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## Property Images



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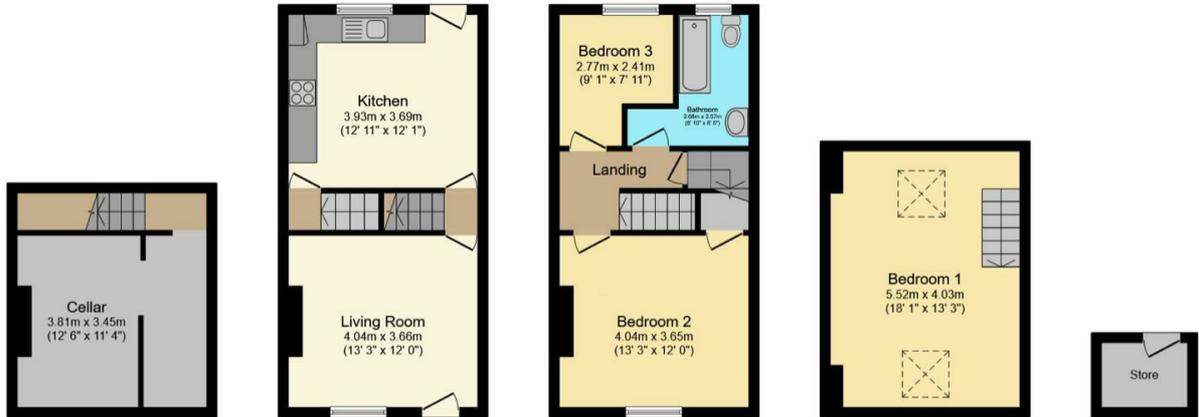
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## Property Images



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**Cellar**  
Floor area 18.2 sq.m. (196 sq.ft.)

**Ground Floor**  
Floor area 33.4 sq.m. (360 sq.ft.)

**First Floor**  
Floor area 33.4 sq.m. (360 sq.ft.)

**Second Floor**  
Floor area 21.8 sq.m. (235 sq.ft.)

**Outbuilding**  
Floor area 2.5 sq.m. (27 sq.ft.)

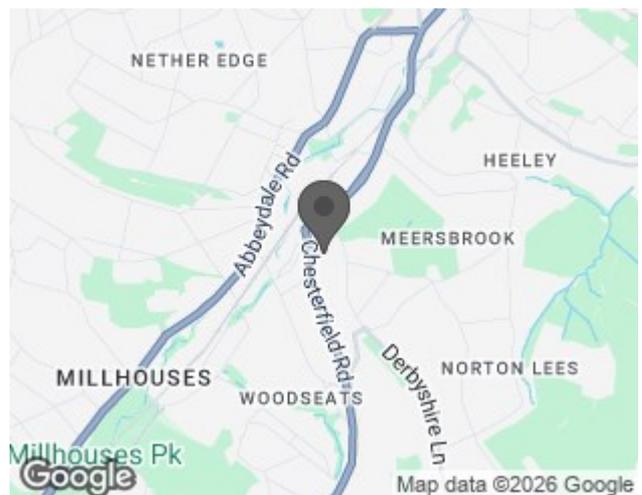
Total floor area: 109.4 sq.m. (1,177 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Nestled in the charming Woodbank Crescent, Meersbrook, this delightful mid-terrace house, built in 1900, offers a perfect blend of classic character and modern convenience. The property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a tastefully presented reception room with feature fire place. The neutral decoration flows throughout the house allowing for personal touches to be added with ease. The heart of the home is undoubtedly the modern dining kitchen, which not only provides a stylish space for culinary creations but also grants access to a cellar in the basement, perfect for additional storage.

To the first floor are two bedrooms and a white bathroom suite, ensuring a fresh and inviting atmosphere. To the second floor is the further bedroom with wonderful cityscape views.

Outside, the low-maintenance rear terrace garden is a true gem, featuring a patio seating area that is perfect for alfresco dining during the warmer months. This outdoor space offers a wonderful opportunity to enjoy the fresh air.

With its prime location and thoughtful design, this three-bedroom mid-terrace house is a fantastic opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Do not miss the chance to make this charming house your new home.

## Features

- THREE BEDROOM MID OF THREE TERRACE • HIGHLY POPULAR LOCATION OF MEERSBROOK • NEUTRALLY DECORATED THROUGHOUT • MODERN DINING KITCHEN WITH ACCESS TO A CELLAR IN THE BASEMENT • WHITE BATHROOM SUITE • BEDROOM NO.1 WITH VIEWS OVER THE CITY • LOW MAINTENANCE REAR TERRACE GARDEN • ENERGY PERFORMANCE RATING D