



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 88        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

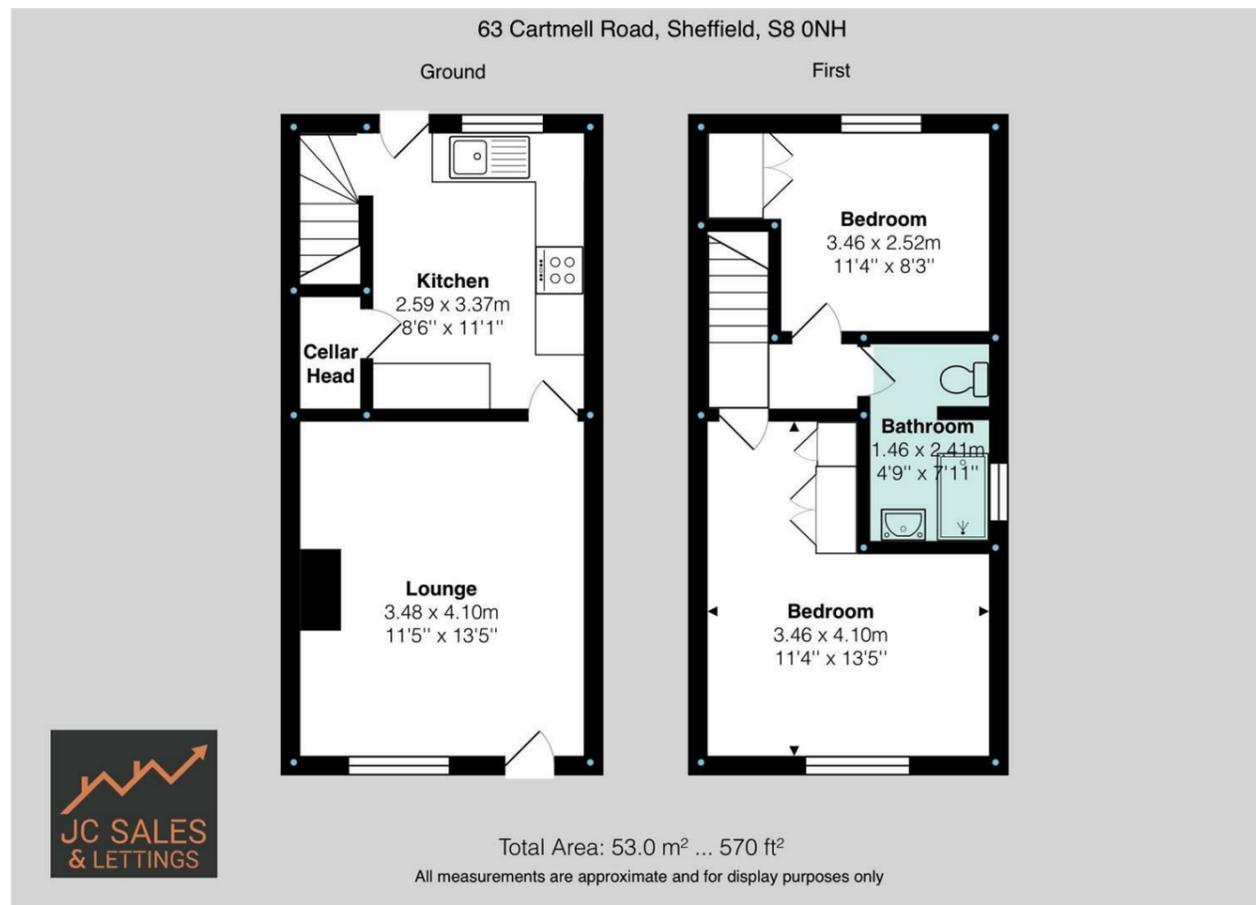
**Viewings**  
Viewings by arrangement only. Call 0114 4830038 to make an appointment.



Tel: 0114 483 0038  
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**Vendors Comments**

We've absolutely loved living on Cartmel Road. Set on a quiet road, the house feels calm and private, with spectacular views from the back garden that make it a really special place to unwind. The property is filled with natural light throughout the day, creating a bright and uplifting feel in every room. It's also incredibly warm and energy efficient thanks to the insulation, staying cosy in winter while remaining light and airy all year round. The location has been perfect — close to excellent local schools, handy shops, and just a short walk to Millhouses Park. There are some lovely hidden gem restaurants nearby, and with easy access to the city centre and motorway network, it's ideal for both daily life and commuting. Cartmel Road offers that rare balance — a quiet, scenic setting with stunning views, yet brilliantly connected and convenient. It's been a warm, bright and happy home for us, and we hope the next owners enjoy it just as much as we have.



**63 Cartmell Road, Sheffield, S8 0NH**

**Asking price £195,000**

- Two bedrooms with fitted wardrobes
- Light and airy
- Laned garden with outbuildings
- Close to local amenities
- No upward chain
- Modern kitchen with integrated appliances
- Contemporary bathroom suite with shower over bath
- Open views to front elevation
- Loft ladder with potential for conversion ( subject to building regs)
- EPC Grade = D

# 63 Cartmell Road, Sheffield S8 0NH

IMMACULATELY PRESENTED THROUGHOUT and having undergone a level of renovation is this charming two double bedroom terraced home offers stylish and well-proportioned accommodation throughout. The property features a beautiful, modern fitted kitchen with direct access to the rear garden and a useful cellar, providing excellent additional storage space. Both double bedrooms benefit from fitted wardrobes, maximising space and practicality. The property also offers a modern fitted bathroom suite finished to a HIGH STANDARD.

Externally, there is a well-maintained lawned rear garden with outbuildings, perfect for relaxing or entertaining. To the front, the property enjoys open views, enhancing its light and airy feel.

Ideally situated in a convenient location close to local shops, cafés and amenities, this superb home combines comfort, style and accessibility.



Council Tax Band: A

