

## Marketing Preview



**114 Shirebrook Road, Sheffield, S8 9RG**

**£200,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms null**





A VIEWING IS A MUST TO APPRECIATE! A unique opportunity to purchase this two bedroom terraced property which is situated over three floors and boasts masses of potential. The property is positioned in the desirable area of Meersbrook, offers private off road parking and is spacious throughout. Close to amenities and road links to the City Centre.

## SUMMARY

A VIEWING IS A MUST TO APPRECIATE! A unique opportunity to purchase this two bedroom terraced property which is situated over three floors and boasts masses of potential. The property is positioned in the desirable area of Meersbrook, offers private off road parking and is spacious throughout. Close to amenities and road links to the City Centre.

The cellar comprises two generously sized rooms with excellent potential for development. One room includes kitchen units and has access to the rear. There is also a spacious hallway area, making the cellar a versatile additional space.

The ground floor offers a porch into the spacious hallway which has access to the spacious lounge and the kitchen which is complete with ample units and freestanding appliances. Door to the rear balcony area.

The first floor offers a spacious landing area with doors to the large double bedroom with storage and two windows, a second bedroom with two built in storage cupboards and the bathroom which has a shower, WC and sink.

The front of the property is low maintenance with a path to the front door, a gate and shrubbery. The rear of the property has a gated driveway with off road parking for one car, a terrace area and a dual staircase with handrails. Also having lower level access to the cellar and upper floor entrance to the first floor.

## PROPERTY DETAILS

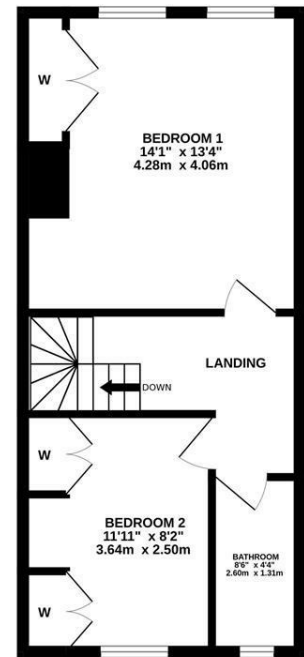
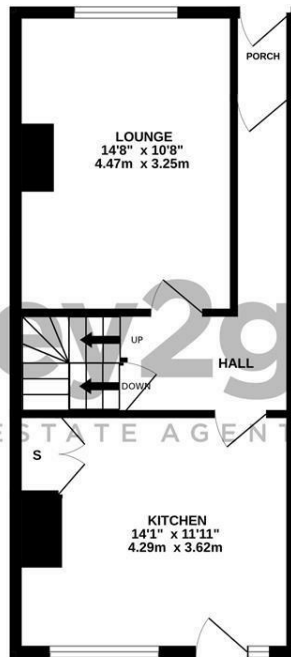
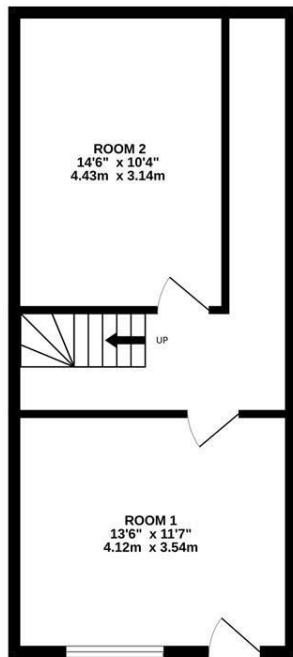
- FREEHOLD
- UPVC DOUBLE GLAZED EXCEPT FOR THE CELLAR
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- PROBATE GRANTED

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

CELLAR

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

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



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