

## Marketing Preview



**240 Myrtle Road, Sheffield, S2 3HR**

**£150,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



ATTENTION FIRST-TIME BUYERS! A unique opportunity to purchase this three-bedroom terraced property, offering incredible 180-degree views over the Peaks and Sheffield. Well-maintained and deceptively spacious throughout, the property boasts masses of potential, along with a low-maintenance garden. Ideally located just a short walk from the City Centre.

## SUMMARY

ATTENTION FIRST-TIME BUYERS! A unique opportunity to purchase this three-bedroom terraced property, offering incredible 180-degree views over the Peaks and Sheffield. Well-maintained and deceptively spacious throughout, the property boasts masses of potential, along with a low-maintenance garden. Ideally located just a short walk from the City Centre.

A spacious, welcoming, and extended hallway features the stair rise to the first floor and doors to the kitchen and lounge/diner. The kitchen offers space for a washing machine and oven, while the bright and spacious lounge includes an understairs storage cupboard, a rear door, and a rear-facing window with amazing views.

A spacious landing gives access to a double bedroom to the front, a double bedroom to the rear with stunning views, a single bedroom, and a modern shower room.

The front of the property features a shared pathway and flower beds, while the rear is low-maintenance with a patio, lawn, fencing, and amazing views.

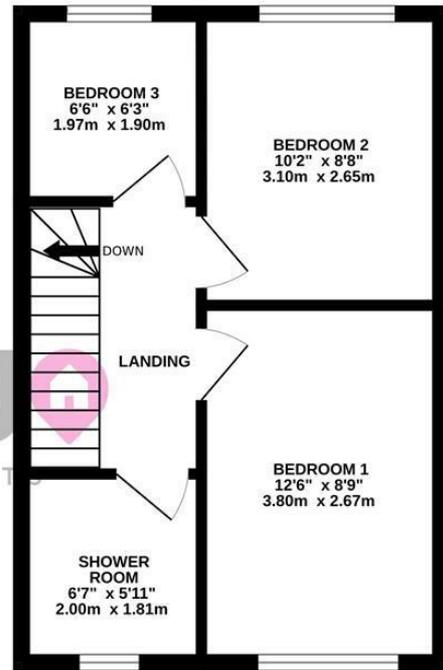
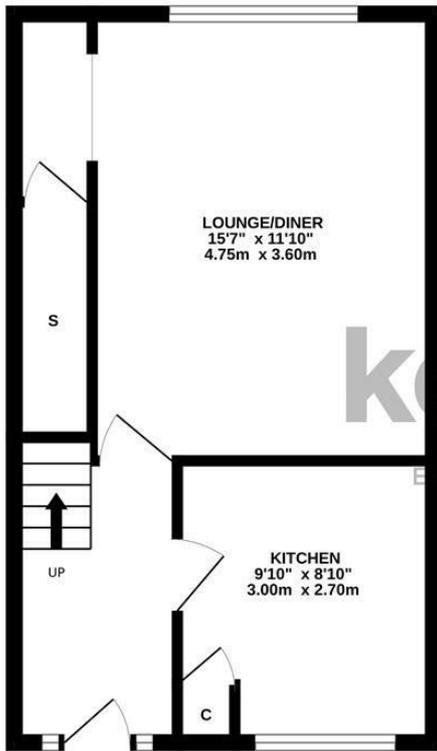
## PROPERTY DETAILS

- LEASEHOLD, 737 YEARS REMAINING, £12PA GROUND RENT
- FULLY UPVD DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR

1ST FLOOR



key2go  
ESTATE AGENT

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>		<b>79</b>
(55-68) <b>D</b>	<b>67</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	

