







## 77 Upper Valley Road

Meersbrook • Sheffield • S8 9HA

Guide Price £240,000 - £250,000

A cheerful 3 double bedroom mid terraced property located just a short walk from Meersbrook Park. A superb family home, arranged over 4 levels, featuring 3 good sized bedrooms, traditional bathroom, modern kitchen and flexible open plan living space overlooking a generous, attractive rear garden. Benefits from a popular location, double glazing and combination gas central heating. The property enters into a dual aspect, generously proportioned open plan living space offering flexibility and pleasant rear garden views. Stairs descend to the kitchen, fitted with modern shaker style units, wood effect worktops, integrated oven gas hob and space with plumbing for freestanding appliances. Adjoining is a separate cosy dining area, presented in bold tones and neutral carpet. The first floor comprises of 2 good sized bedrooms and a traditional bathroom equipped with roll top slipper bath, corner shower, wash basin and WC styled with a contrasting tiled floor. Stairs rise to the main bedroom designed with focal wall and generous bespoke storage within the eaves, complemented by Velux window. Externally a colourful door and gated front garden create a great first impression. Accessed through a communal passageway is a generous rear garden, designed with stone patio, adjoining lawn, which is bordered by colourful, attractive planting leading to a further seating area beside a brick-built outhouse. Upper Valley Road is part of a family friendly, community focused neighbourhood and is only a short walk away from reputable local schools, Kent Road and Brooklyn Road Community Gardens and Meersbrook Park. Lease date is 800 years from 29 September 1895. Council Tax Band A, EPC TBC.





- Attractive Mid Terraced Property
- Arranged Over 4 Levels
- 3 Good Sized Bedrooms
- Modern Kitchen & Separate Dining Room
- Dual Aspect, Flexible Open Plan Living Space
- Traditional Bathroom & Roll Top Bath
- Combination Boiler & Double Glazing
- Generous Enclosed Rear Garden
- Council Tax Band A, EPC TBC
- Lease date is 800 years from 29 September 1895.





The point of life is life

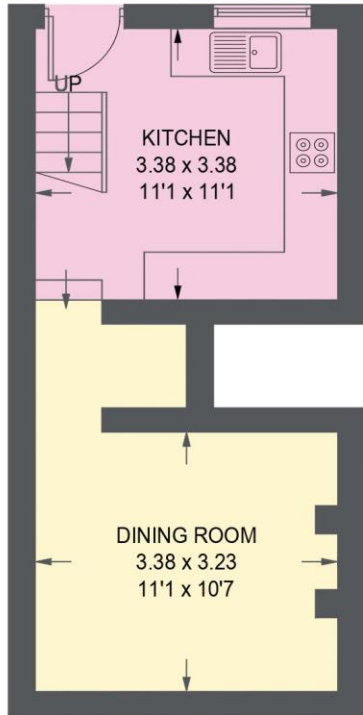


# 77 UPPER VALLEY ROAD

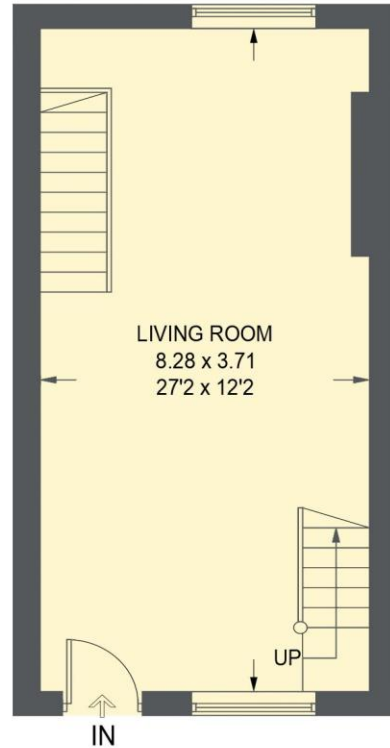
APPROXIMATE GROSS INTERNAL AREA = 88.1 SQ M / 947 SQ FT

BASEMENT = 25.5 SQ M / 274 SQ FT

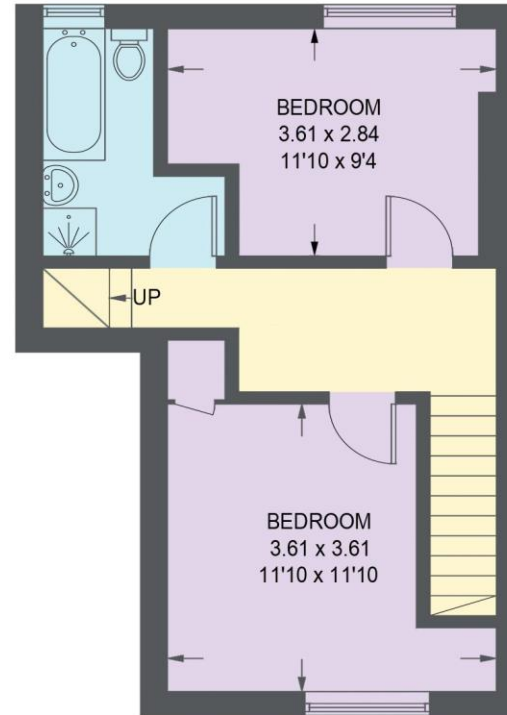
TOTAL = 113.6 SQ M / 1221 SQ FT



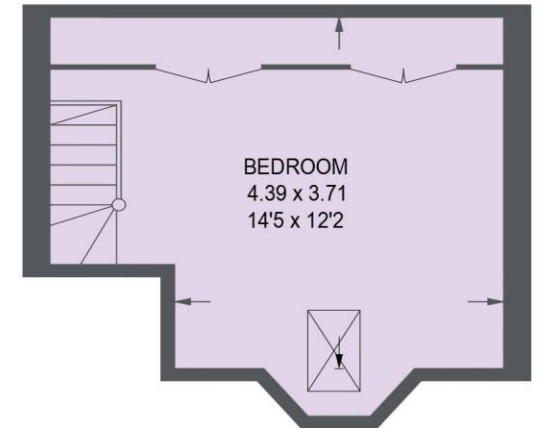
**BASEMENT**  
25.5 SQ M / 274 SQ FT



**GROUND FLOOR**  
30.8 SQ M / 331 SQ FT



**FIRST FLOOR**  
36.0 SQ M / 387 SQ FT



**SECOND FLOOR**  
21.3 SQ M / 229 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



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