

## 169 Myrtle Road

Heeley • Sheffield • S2 3HF

Asking Price £180,000 - £190,000

Located on an extremely popular road overlooking Heeley City Farm is an attractive 2 double bedroom end-terraced property benefiting from a corner location. Stylishly presented throughout, great location, combination gas central heating and double glazing. The ground floor comprises a cosy lounge presented in bold modern tones, storage and shelving within the alcoves and decorative coving. Overlooking the rear garden filled with natural light and providing cellar access is a spacious open plan dining kitchen. The dining area features a focal wall with ample space for a dining table. The modern kitchen is fitted with matte dark grey units, contrasting worktops and tiled splashbacks. The oven is integrated with 4 ring gas hob and space with plumbing for further freestanding appliances. Rear door access to the enclosed garden. The first-floor features 2 double bedrooms, both stylishly presented, the main bedroom overlooks Heeley City Farm. Fabulous bathroom is equipped with white 3-piece suite, tiled in a teal shade matched with a monochrome floor, and useful built in storage housing the Ideal combination boiler. Externally is an attractive low maintenance rear garden, designed with stone patio, wooden seating and eco friendly bin store. Myrtle Road is well-placed for an array of local shops, cafes and restaurants on both Chesterfield Road and London Road, Heeley and Meersbrook Parks, local schools and access to the city centre, hospitals, universities, and the train station. Freehold. No Chain.



A white front-loading washing machine with a circular door and a control panel on top. The brand name "SAMSUNG" is visible on the top left of the machine.

A window with a white frame, featuring a windowsill with several potted plants, including sunflowers and green leafy plants. A small framed picture is also on the sill.

A round, wooden clock with a white face and black numbers, mounted on the wall.

A small framed sign with a white background and black text that reads: "\*\*\*\*\* 'WASH UP THE PAN'"

Two wooden shelves mounted on the wall. The top shelf holds a box of cereal and a coffee maker. The bottom shelf holds a collection of plates, a bottle of wine, and other kitchen items.

A four-burner gas stove with a stainless steel finish, integrated into the dark grey cabinetry.

A built-in oven with a stainless steel door and a white towel hanging from the handle, integrated into the dark grey cabinetry.

A collection of kitchen appliances on the countertop, including a silver espresso machine, a black coffee grinder, and a black electric kettle.

A tall wooden shelving unit filled with various jars of spices and condiments. The jars are organized by color and type. At the top, there is a framed poster featuring a skull and the text "DEATH BEFORE DECAF".

A rectangular, light-colored, textured rug placed on the wooden floor in the kitchen area.



- Stunning End Terrace in Heeley
- 2 Double Bedrooms
- Views of Heeley City Farm
- Stylishly Presented Throughout
- Modern Kitchen & Bathroom

- Spacious Open Plan Dining Kitchen
- Great Location & Transport Links
- Attractive Enclosed Rear Garden
- Freehold & No Chain
- Council Tax Band A, EPC Rating D



# 169 MYRTLE ROAD

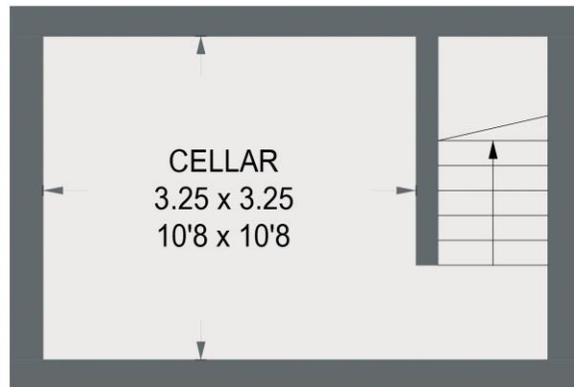
APPROXIMATE GROSS INTERNAL AREA = 74.2 SQ M / 798 SQ FT

CELLAR = 14.9 SQ M / 160 SQ FT

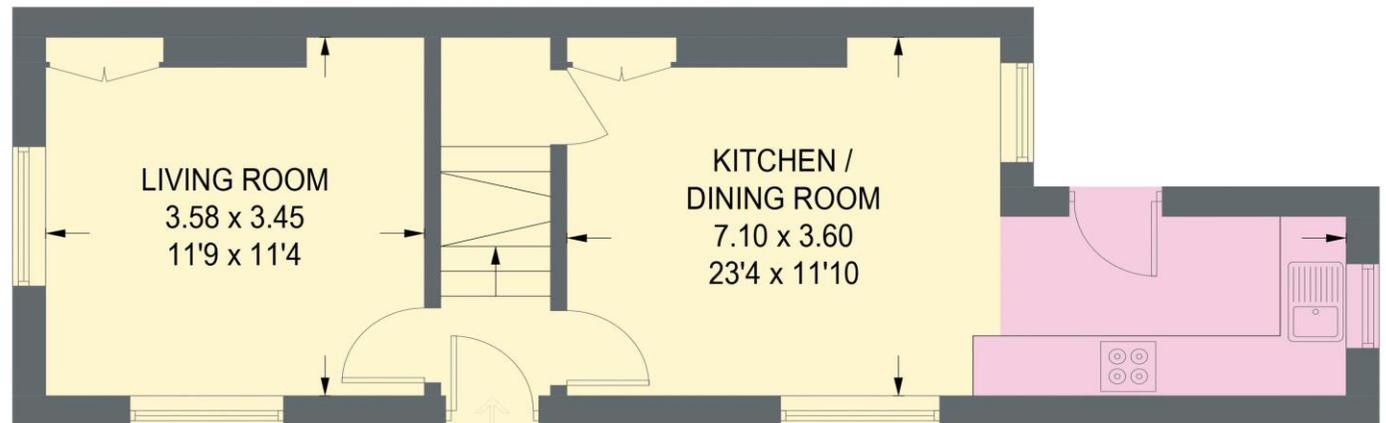
TOTAL = 89.1 SQ M / 958 SQ FT



**FIRST FLOOR**  
**37 SQ M / 398 SQ FT**



**CELLAR**  
**14.9 SQ M / 160 SQ FT**



**GROUND FLOOR**  
**37.2 SQ M / 400 SQ FT**

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

