





114 Albert Road

Meersbrook • Sheffield • S8 9RA

Guide Price £220,000 - £230,000

Located close to Meersbrook Park is a 3-bedroom semi-detached property, set back from the road featuring both front and rear gardens. Light and airy accommodation, neutrally presented throughout, offering valuable off-street parking, a combination boiler with a warranty, and double-glazed windows. Freehold. The property opens into a welcoming hallway providing under-stairs storage. The dining kitchen is fitted with modern wood effect wall and base units, contrasting worktops and monochrome tiled splashbacks. Integrated appliances include a double oven, electric hob with an overhead extractor, and plumbing for a washing machine. There is a wall mounted combination boiler and ample space for a dining table. Overlooking the rear garden, filled with natural light and alternative side door for access, is a pleasant, cosy lounge, complemented by neutral decor, carpet and feature fireplace. The first floor comprises of 3 bedrooms, all presented in neutral tones and carpet, with the spacious master bedroom incorporating sliding mirrored door wardrobes. A fully tiled bathroom is equipped with 3-piece modern white suite and finished with contrasting black tiled flooring. The first-floor landing provides loft access to a partially boarded space with integral ladders and light. Externally, the property sits within a front and rear garden, with hardstanding driveway creating valuable off-street parking. The rear garden is sectioned with a raised patio and lower lawn enclosed by fencing, creating a perfect secure family space to entertain or relax. Albert Road is well-served by a range of local amenities including Meersbrook Park which a short walk away, reputable local schools, a local convenience store, a growing number of cafes, and restaurants, and shops on both Chesterfield Road and Abbeydale Road, public transport, and access links to the city centre, hospitals, universities, the train station, St. James Park retail park, and the Peak District.



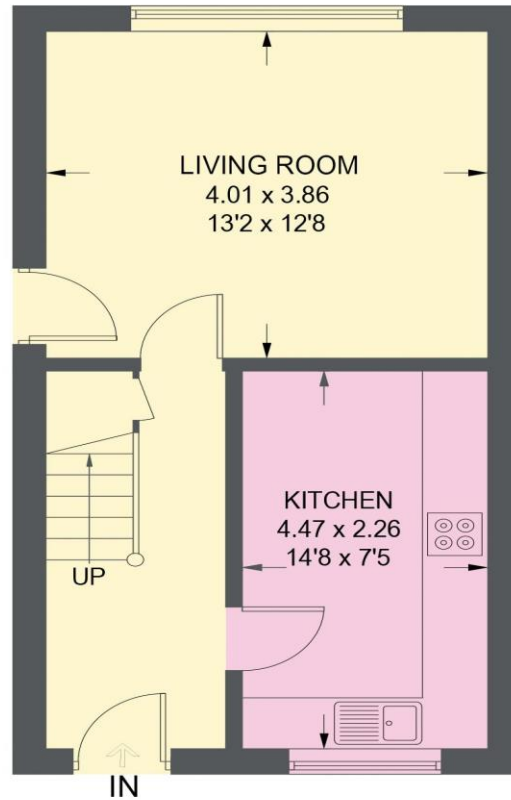
- Semi Detached Home in Meersbrook
- Close to Meersbrook Park
- 3 Bedrooms
- Light And Airy Lounge Overlooking Garden
- Modern Kitchen with Integrated Appliances

- Stylish Bathroom with White Suite
- Attractive Front & Rear Garden
- Driveway Providing Off Street Parking
- Freehold
- Council Tax Band B, EPC Rating C

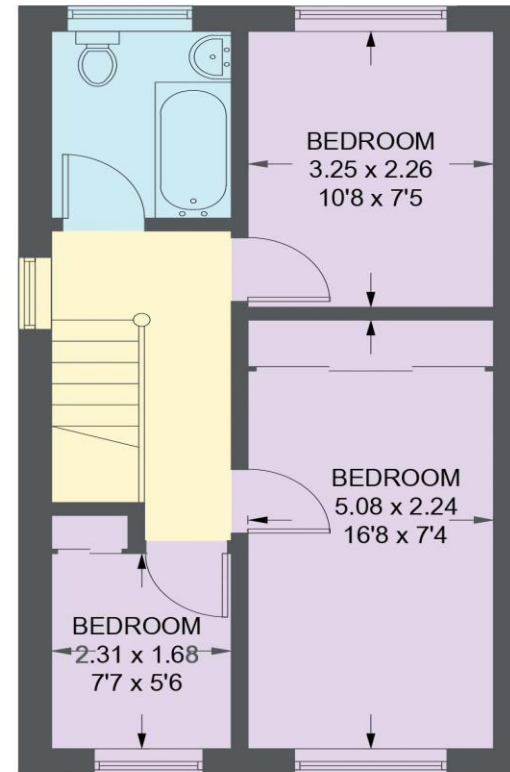


114 ALBERT ROAD

APPROXIMATE GROSS INTERNAL AREA = 68.7 SQ M / 379 SQ FT



GROUND FLOOR
34.5 SQ M / 371 SQ FT



FIRST FLOOR
34.2 SQ M / 368 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.