







120 Upper Valley Road

Meersbrook • Sheffield • S8 9HE

Guide Price £190,000 - £200,000

A superb 3-bedroom mid terraced property located close to Meersbrook Park, S8. Occupying extra space over the passageway and arranged over 3 levels creating flexible light and airy accommodation. Benefits from attractive tiered rear garden incorporating decked patio, combination gas central heating and double glazing. The ground floor comprises of bright and airy front facing lounge complemented by neutral walls, contrasting wooden floor, feature tiled fireplace housing a log burning stove and decorative coving. Overlooking the rear garden is the dining kitchen providing cellar access, fitted with contrasting units, topped with solid wooden worktops, tiled splashbacks and ceramic sink, Integrated appliances include oven and gas hob with wall mounted Worcester combination boiler. The first floor features a spacious double bedroom with 2 front facing windows, feature fireplace and walk in closet. A smaller rear facing bedroom ideal for children or home office. The traditional bathroom is equipped with traditional 3-piece white suite, fabulous roll top bath and stylish tiling. Stairs rise to a further dual aspect double bedroom providing storage within the eaves. Externally is a forecourt and communal passageway leading to an attractive tiered garden styled with wooden sleepers, lawn and decked patio complemented by mature planting and fencing. 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.





- Brick Built Terraced House
- 3 Bedrooms
- Spacious Dining Kitchen & Cellar
- Traditional Bathroom with Roll Top Bath
- Attractive Lounge & Feature Fireplace

- Combination Boiler & Double Glazing
- Popular Location & Great Local Amenities
- South Facing Rear Garden
- Freehold
- Council Tax Band A

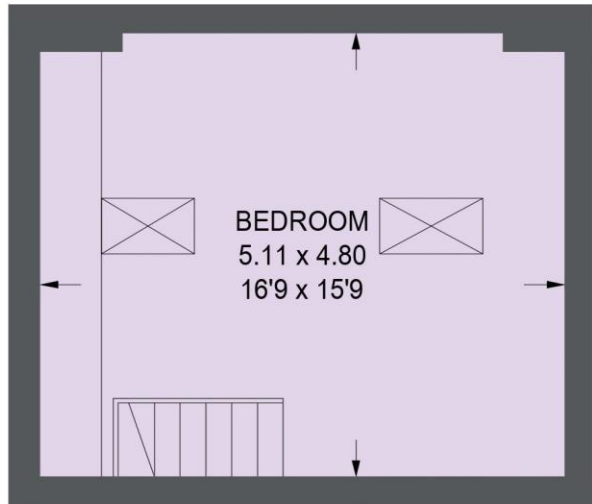


120 UPPER VALLEY ROAD

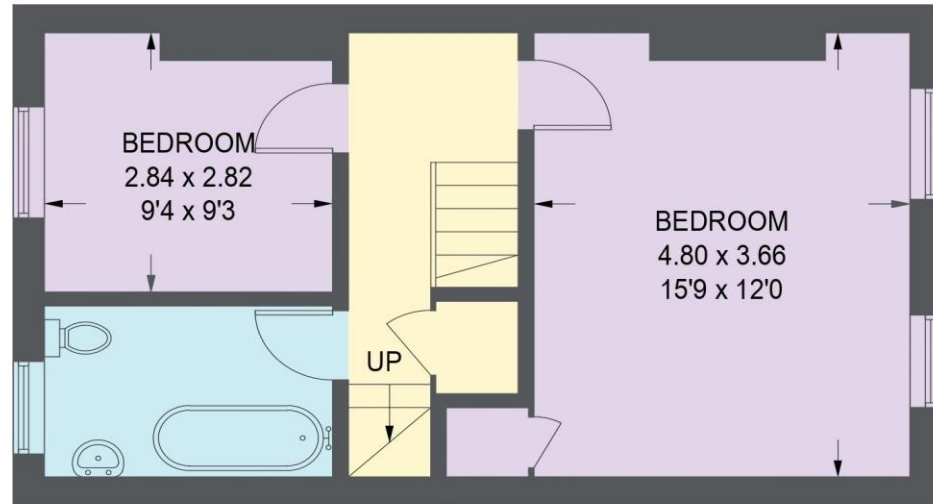
APPROXIMATE GROSS INTERNAL AREA = 94.9 SQ M / 1022 SQ FT

CELLAR = 12.1 SQ M / 130 SQ FT

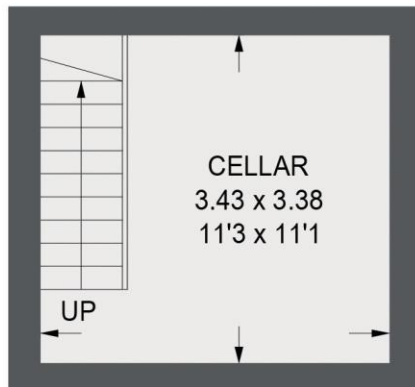
TOTAL = 107.0 SQ M / 1152 SQ FT



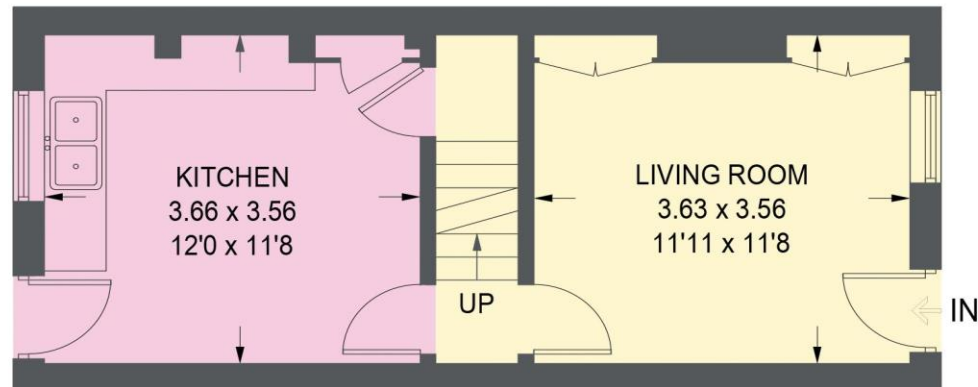
SECOND FLOOR = 24.5 SQ M / 264 SQ FT



FIRST FLOOR = 40.3 SQ M / 434 SQ FT



CELLAR = 12.1 SQ M / 130 SQ FT



GROUND FLOOR = 30.1 SQ M / 324 SQ FT

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



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