







23 Upper Valley Road

Meersbrook • Sheffield • S8 9HA

Asking Price £220,000

An attractive 3-bedroom mid terraced property located close to Meersbrook Park, S8. Arranged over 3 levels creating flexible light and airy accommodation. Benefits from attractive rear garden with patio, HIVE central heating system and double glazing. The ground floor features an attractive lounge presented in modern tones, contrasting fireplace, shelving within the alcoves and complemented by decorative coving and ceiling rose. The dining kitchen overlooks the garden, providing cellar access and rear door. Fitted with shaker style kitchen units, wood effect worktops and stylish tiled splashbacks with integrated oven and electric hob. There are 3 bedrooms all presented in neutral tones and grey carpet, offering a front facing double bedroom with feature fireplace and walk in closet, smaller third bedroom/study and on the second floor a spacious flexible double bedroom complemented by Velux window. The family bathroom is equipped with 3-piece white suite, overhead shower, partially tiled with a chrome heated towel rail. Externally is a forecourt and communal passageway leading to a private rear garden, designed with stone patio seating area and sloping lawn enclosed by brick wall and rustic 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. Leasehold 800 years from 29/09/1895 - absent landlord Council Tax Band A





- Brick Built Terraced House
- 3 Well Presented Bedrooms
- Spacious Dining Kitchen & Cellar
- Modern Kitchen & Bathroom
- Popular Location in Meersbrook

- Attractive Rear Garden with Patio
- Combination Boiler & Double Glazing
- Popular Location & Great Local Amenities
- Leasehold 800 years from 29/09/1895
- Council Tax Band A, EPC TBC





23 UPPER VALLEY ROAD

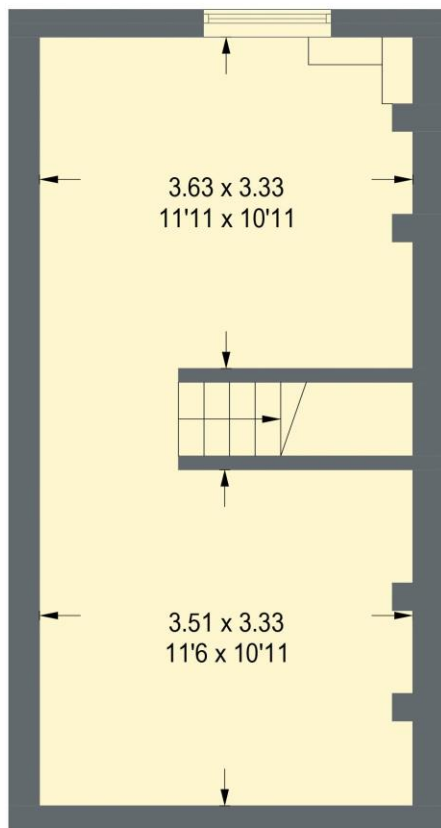
APPROXIMATE GROSS INTERNAL AREA = 85.8 SQ M / 923 SQ FT

CELLAR = 30.5 SQ M / 328 SQ FT

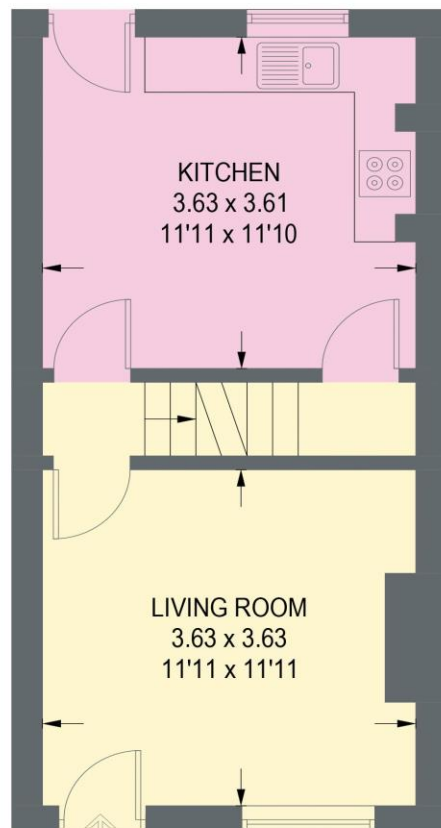
TOTAL = 116.3 SQ M / 1251 SQ FT

(EXCLUDING EAVES)

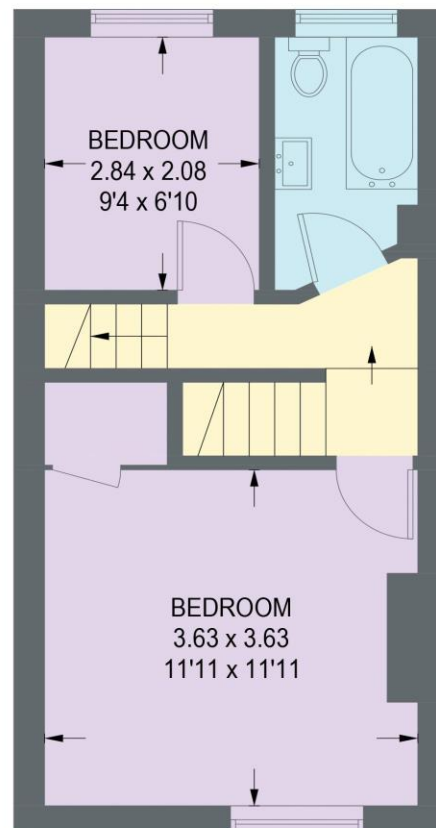
 = REDUCED HEAD HEIGHT BELOW 1.5M



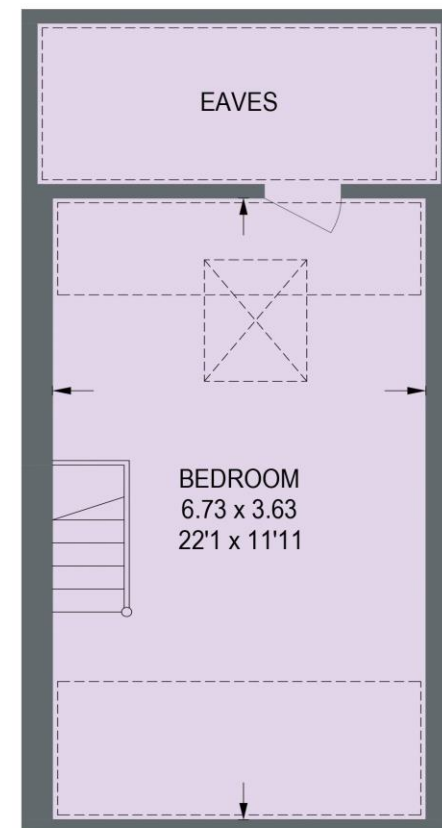
CELLAR
30.5 SQ M / 328 SQ FT



GROUND FLOOR
30.7 SQ M / 330 SQ FT



FIRST FLOOR
30.5 SQ M / 328 SQ FT



SECOND FLOOR
24.6 SQ M / 265 SQ FT

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

