







## 197 Albert Road

Meersbrook • Sheffield • S8 9QY

Guide Price 190,000 - £200,000

Located in an elevated position, is a 3-bedroom mid Victorian terraced house, which has been recently renovated, and stylishly presented throughout. Benefits from a fabulous location, with views and within walking distance of Meersbrook Park, as well as being close to the city centre and an array of amenities on Chesterfield Road. The ground floor comprises of front facing lounge complemented by feature fireplace housing an electric stone effect fire with decorative wooden surround presented in neutral tones and grey carpet. The dining kitchen is fitted with dove grey units, contrasting black worktops and tiled splashbacks. Integrated appliances include electric oven, gas hob and extractor with space for further appliances, a dining table and rear door alternative access. The first floor comprises of 2 bedrooms presented with white walls and contrasting grey carpet. The master double is front facing with a generous closet. The bathroom is equipped with modern 3-piece white suite, overhead shower, chrome heated towel rail and built in storage. Stairs rise to second floor. Externally to the front of the property is an enclosed lawn & raised patio. There is rear door access to the property via a shared driveway accessed from Ruskin Square. 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 retail Park, and the Peak District.





- Victorian Mid Terraced House
- Popular Location of Meersbrook
- Recently Renovated
- 3 Stylish Bedrooms
- Modern Kitchen & Bathroom

- Enclosed Front Garden & Patio
- Excellent Local Amenities & Transport Links
- In Walking Distance of Meersbrook Park
- Freehold & No Chain
- Council Tax Band A, EPC Rating D

# 197 ALBERT ROAD

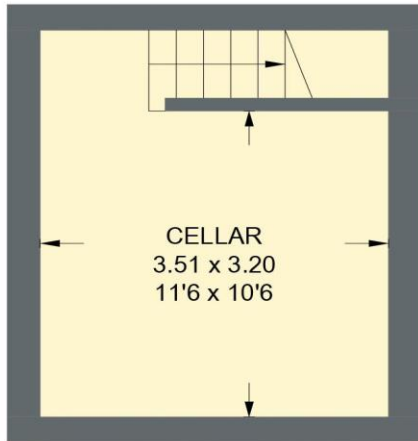
APPROXIMATE GROSS INTERNAL AREA = 74.4 SQ M / 801 SQ FT

CELLAR = 14.6 SQ M / 157 SQ FT

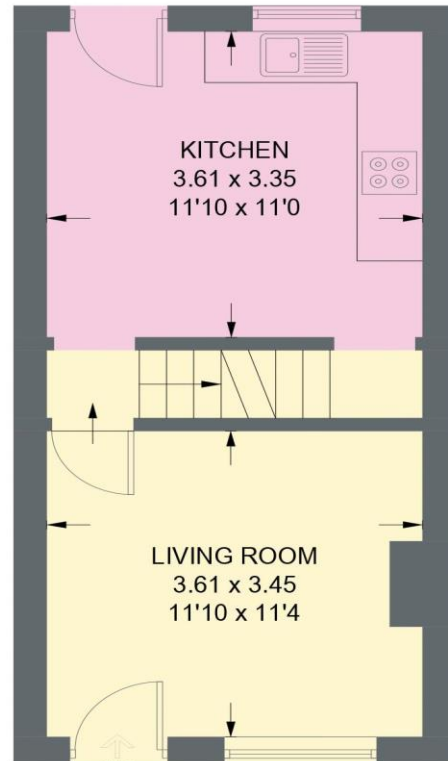
TOTAL = 89.0 SQ M / 958 SQ FT



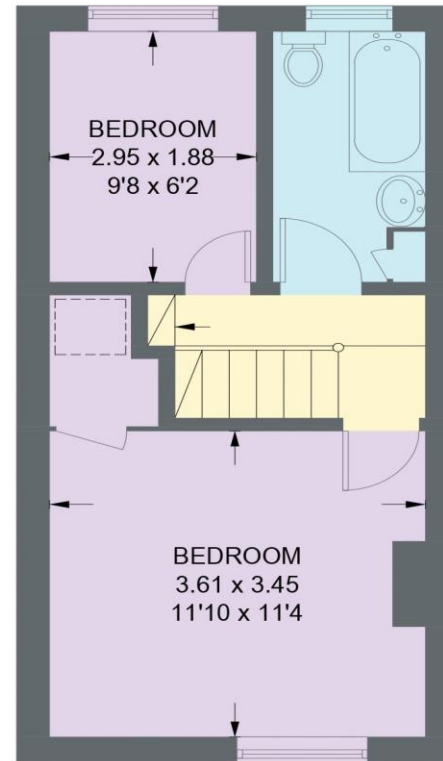
= REDUCED HEADROOM BELOW 1.5M / 5'0



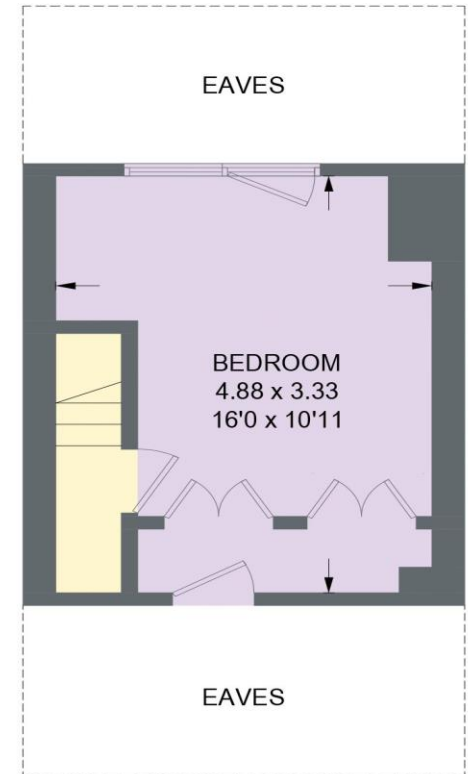
**CELLAR**  
157 SQ M / 14.6 SQ FT



**GROUND FLOOR**  
311 SQ M / 28.9 SQ FT



**FIRST FLOOR**  
308 SQ M / 28.6 SQ FT



**SECOND FLOOR**  
182 SQ M / 16.9 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1049862)

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.