







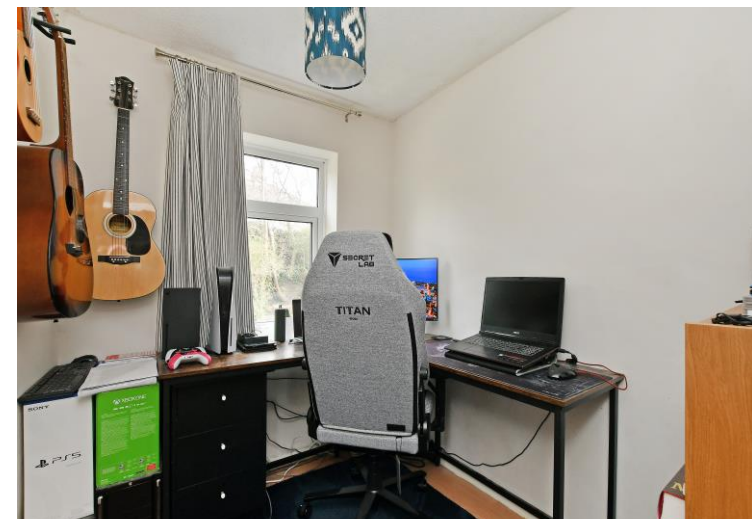
## 67 Carrfield Road

Heeley • Sheffield • S8 9SD

Guide Price £215,000 - £225,000

Improved by recent owners is a refurbished 3-bedroom semi-detached property conveniently located in Heeley, offering excellent transport links, local amenities and fabulous green spaces in close proximity. Extended in the past and benefitting from a modern kitchen and bathroom, private, enclosed rear garden, driveway for 2 vehicles, combination gas central heating, and double glazing. The ground floor comprises of a bay fronted lounge presented in cosy décor, neutral carpet and fire inset incorporating stone hearth and wooden mantle. The adjoining dining area complemented by laminate floor continues through into the contemporary style kitchen offering a generous range of wall and base units, finished with wood effect worktops. Integrated appliances include an oven, induction hob, overhead extractor, and slimline dishwasher, with space and plumbing for further freestanding appliances. French doors offer direct access to the rear garden, a pleasant outlook and allow an abundance of natural light. The bathroom is equipped with 3-piece modern white suite styled with matte black fittings, rainfall shower, and heated towel rail. The first-floor features 3 bedrooms, a spacious front facing master room with generous sliding mirrored door wardrobe, housing the combination boiler. Overlooking the garden, offering a leafy aspect, is a further double bedroom, and a bedroom/study alongside a separate WC. The landing provides access to the partially boarded loft space with integral ladders. Externally, there is a driveway providing off street parking for 2 vehicles. At the rear though a secure gate is an enclosed attractive rear garden and stone patio. Carrfield Road 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.



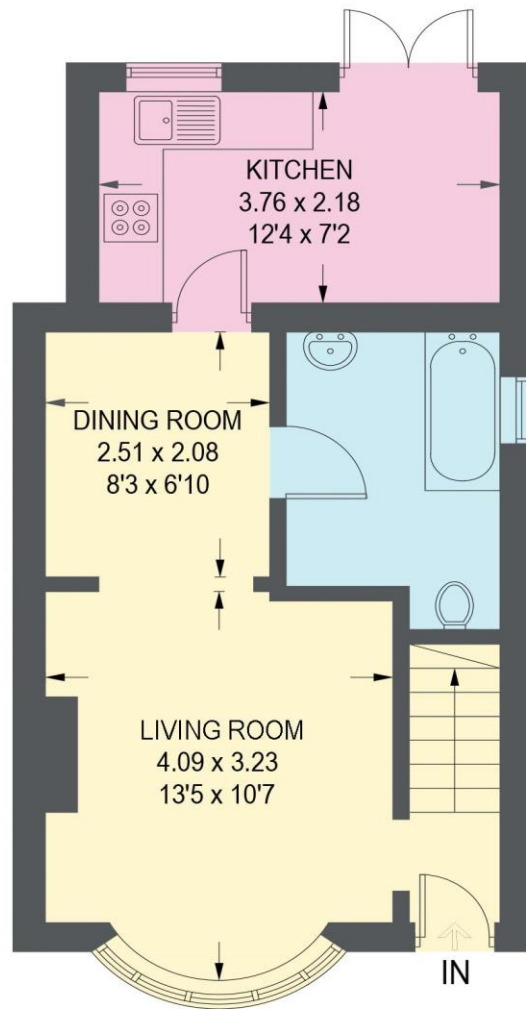


- Extended Semi-Detached Property in Heeley
- 3 Bedrooms
- Fully Refurbished by Current Owners
- Popular Location with Excellent Amenities
- Modern Kitchen & Bathroom
- Combination Boiler & Double Glazing
- Close Proximity to Local Parks
- Driveway for 2 Vehicles
- Freehold
- Council Tax Band A, EPC Rating TBC

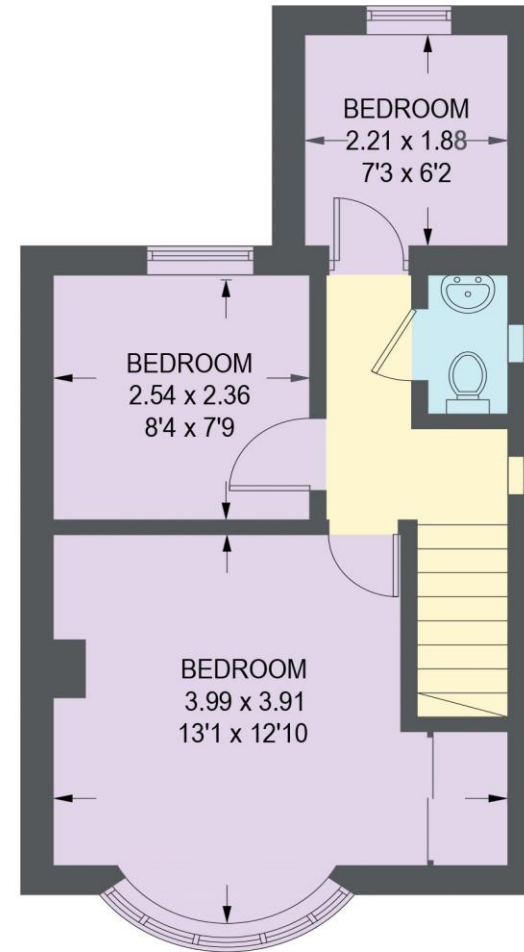


# 67 CARRFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 68.4 SQ M / 736 SQ FT



**GROUND FLOOR**  
**36.7 SQ M / 395 SQ FT**



**FIRST FLOOR**  
**31.7 SQ M / 341 SQ FT**

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

