

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (74)
D (55-68)	D (74)
E (39-54)	E (74)
F (21-38)	F (74)
G (1-20)	G (74)
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC  
www.epcau.com

Total area: approx. 259.6 sq. metres (2794.8 sq. feet)  
All measurements are approximate





14 Upper Albert Road | Meersbrook | Sheffield | S8 9HR

**Property Tenure:** Freehold

Offered for sale for the first time since being constructed by the current vendors in 1995 is this fabulous, beautifully presented and very deceptive six bedroomed, two bathroomed, semi detached family home. Having been carefully designed to give the appearance of a Victorian period property but with the benefit of a modern finish that is set up perfectly to cater for the growing family market. With a driveway to the front, private rear garden and garage that offers huge potential to be converted to a detached annex that would suit a dependent relative or older child it's east to say this is a real rarity to market and viewing is absolutely essential to fully appreciate the size and style on offer by this wonderful home. With expansive accommodation arranged over three superb floors that total an impressive 2,794 sq feet. Located within the very heart of ultra popular Meersbrook that offers numerous local amenities, top local schooling catchments, the park and Peak District are all within easy reach.



- PROPERTY FEATURES**
- FABULOUS SIX BEDROOMED SEMI DETACHED
  - FIRST TIME TO MARKET SINCE BEING CONSTRUCTED BY THE CURRENT VENDORS
  - HEART OF ULTRA POPULAR MEERSBROOK
  - CLOSE TO THE PARK AND LOCAL AMENITIES
  - THREE FLOORS OF SPACIOUS ACCOMMODATIONS
  - TOP LOCAL SCHOOLING CATCHMENTS
  - INCREDIBLY RARE OPPORTUNITY TO MARKET
  - DESIGNED TO CATER FOR THE GROWING FAMILY
  - DETACHED GARAGE WITH POTENTIAL TO CREATE A SEPARATE ANNEX SUBJECT TO PLANNING

