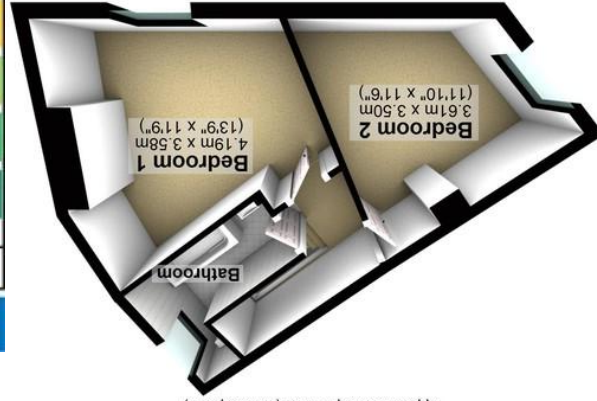


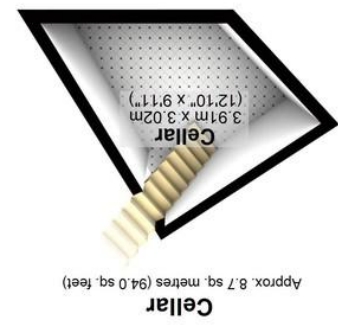
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating	
Potential	90
Current	63
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)



Total area: approx. 69.8 sq. metres (750.8 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





196 Myrtle Road | Heeley | Sheffield | S2 3HJ Property Tenure: Freehold

Perfect for first time buyer and investors alike is this quirky and stylish two bedroomed end of terrace property. Sat in the heart of one of Sheffield's most sought after suburbs with stunning views over the City Centre. Offered for sale with no onward chain the property benefits from excellent transport links, green spaces and a wealth of local amenities all within easy walking distance. Arranged over two levels the property has a versatile range of accommodation that would suit any buyer and briefly consists of lounge, kitchen/dining room, cellars, two bedrooms and family bathroom. Outside is ample on street parking and rear garden.



PROPERTY FEATURES

- TWO BEDROOM
- END TERRACED PROPERTY
- POPULAR RESIDENTIAL AREA
- NO ONWARD CHAIN
- IDEAL INVESTMENT
- GREAT PUBLIC TRANSPORT LINKS
- IDEA BUY TO LET INVESTMENT
- EASY ON ROAD PARKING
- FREEHOLD
- COUNCIL TAX BAND A £1,369.21 PA

OFFERS IN REGION OF £160,000

