

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.

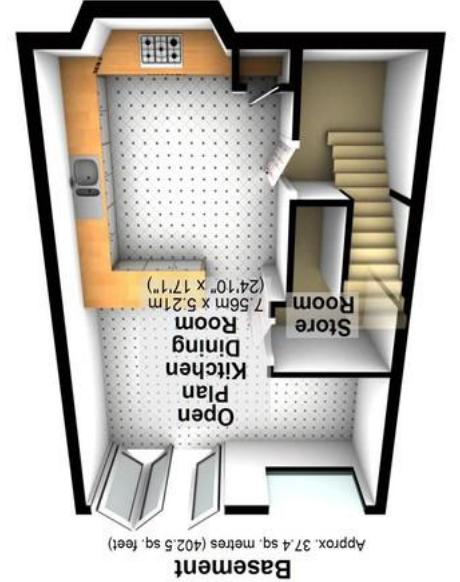
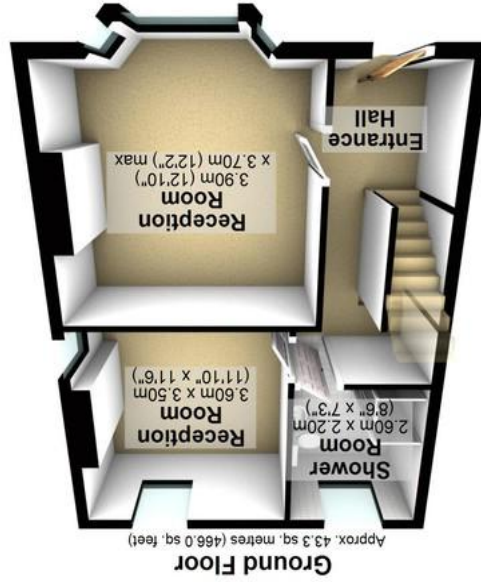
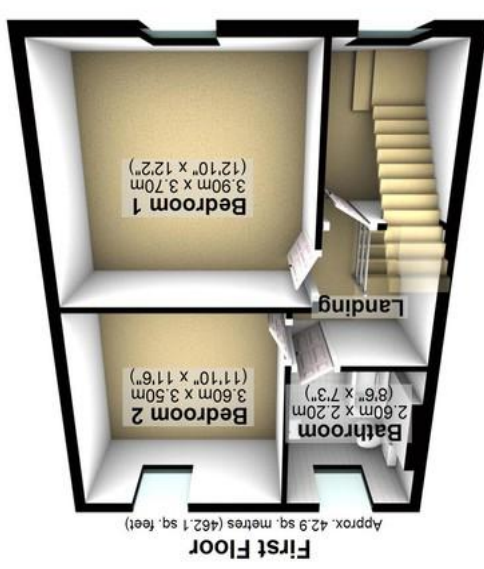
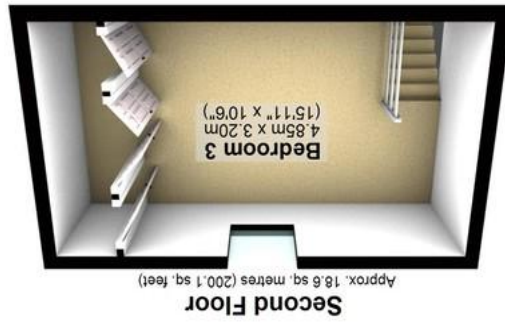
Energy Efficiency Rating	
Potential	Current
82	62

Very energy efficient - lower running costs (92+)
A (81-91)
B (69-80)
C (55-68)
D (39-54)
E (21-38)
F (1-20)
G (1-20)

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales
www.epca.gov.uk

Total area: approx. 142.2 sq. metres (1530.7 sq. feet)
All measurements are approximate
Plan produced using Planip.





11 Meersbrook Road | Neersbrook | Sheffield | S8 9HU

Property Tenure: Freehold

An absolutely sensational, three double bedroomed, two bathroomed, period semi detached family home. With stunning accommodation that is the perfect balance between the original features and modern finish. Arranged over four impressive floors that total around 1,530 sq feet together with off road parking to the front and landscaped rear private sizeable garden. Having been designed and finished to cater perfectly for the growing family market and with a fully converted basement kitchen/living/diner that is flooded with natural light and allows access to the rear garden it's easy to say that viewing is essential to fully appreciate the size and style on offer by this fabulous property. Located on this quiet tree lined road in the very heart of ultra popular Meersbrook with the park a short stroll, numerous local amenities are a short stroll, excellent schooling catchments are also available, central Sheffield is on hand and The Peak District is on the doorstep.



PROPERTY FEATURES

- THREE DOUBLE BEDROOMED PERIOD SEMI DETACHED
- INCREDIBLY RARE OPPORTUNITY TO MARKET
- HEART OF ULTRA POPULAR MEERSBROOK
- REAR PRIVATE SIZEABLE PRIVATE LANDSCAPED GARDEN
- OFF ROAD PARKING AND TWO BATH/SHOWER ROOMS
- EXCELLENT LOCAL SCHOOLING CATCHMENTS
- FOUR FLOORS OF ACCOMMODATION TOTALLING 1,530 SQ FEET
- IMPRESSIVE VIEWS AND OFF ROAD PARKING TO THE FRONT
- PERFECT FOR THE GROWING FAMILY MARKET
- FREEHOLD COUNCIL TAX BAND B

GUIDE PRICE £415,000-£425,000

