

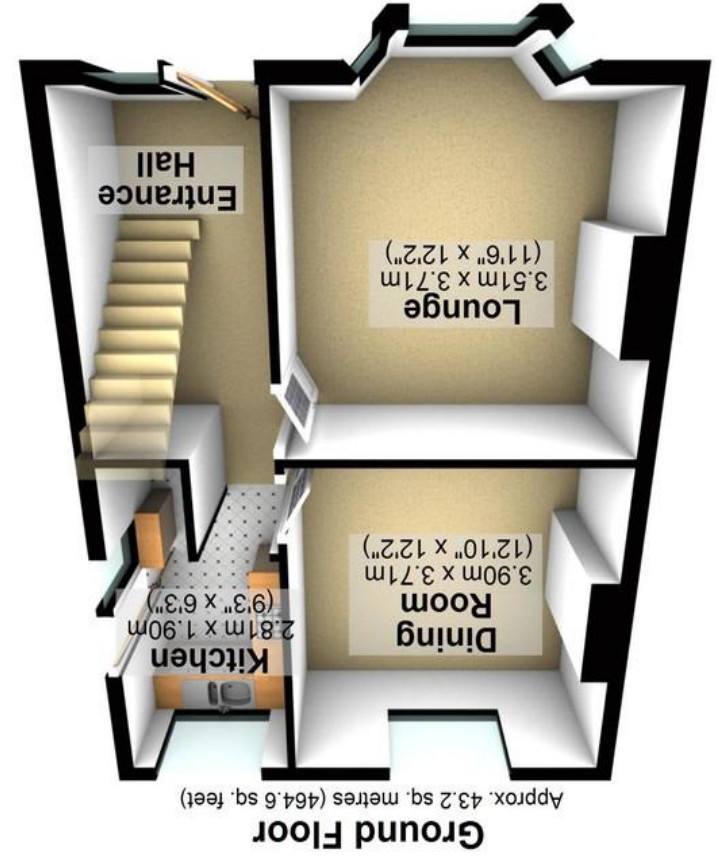
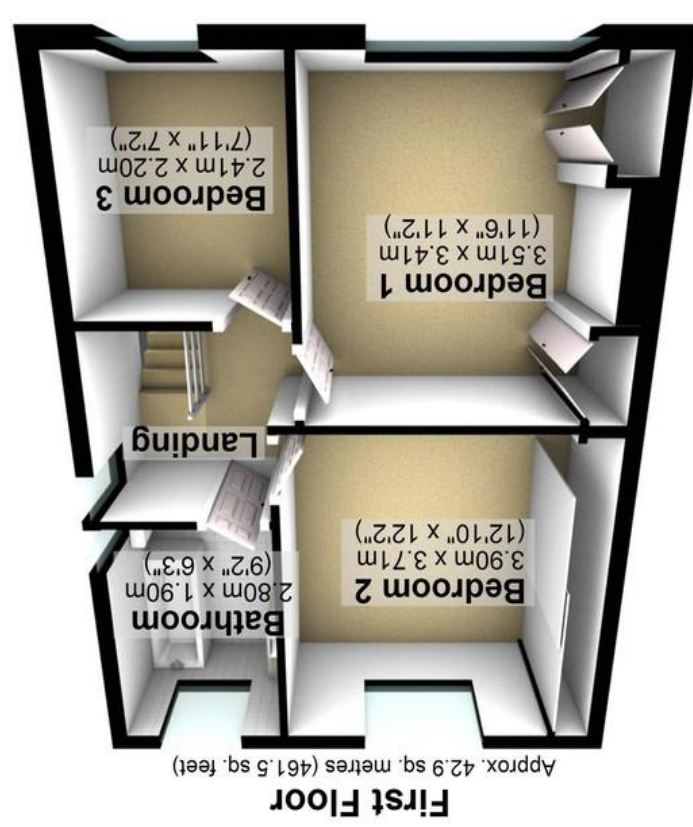
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	48
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 86.0 sq. metres (926.2 sq. feet)





227 Meadow Head | Meadowhead | Sheffield | S8 7UN

Property Tenure: Freehold

An absolutely fabulous three bedroomed, bay windowed, semi detached family home. Stood well back from the road and enjoying a much larger than expected rear garden number 227 offers huge potential to further extend to the side, rear and loft (subject to planning) to create a forever home. Offering an incredibly rare opportunity to market this smartly finished property has a light and spacious feel throughout the two floors of accommodation and will appeal to the family market. Located in the very heart of ultra popular Meadowhead within a short stroll of numerous local amenities including St James retail park, commuting motorway networks are on hand, Graves park is down the road and not forgetting The Peak District is on the doorstep. With viewing being essential to fully appreciate the potential on offer the property in brief comprises, entrance hall, sitting room, dining room, kitchen, three bedrooms and a bathroom are on the first floor. Outside is ample parking off road and super generous garden



PROPERTY FEATURES

- THREE BEDROOMED SEMI DETACHED
- LARGE REAR AND PRIVATE GARDEN
- HUGE OPPORTUNITY TO EXTEND TO THE SIDE REAR AND LOFT
- GREAT LOCAL SCHOOLING CATCHMENTS
- PERFECT FOR THE FAMILY MARKET
- HEART OF ULTRA POPULAR MEADOWHEAD
- CLOSE TO AMENITIES AND GRAVES PARK
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER
- SET BACK FROM THE ROAD AND AMPLE PARKING TO THE FRONT
- COUNCIL TAX BAND C £1,825 PER YEAR
LEASEHOLD 800 YEARS £5 PER YEAR

GUIDE PRICE £285,000-£295,000

