

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.

England & Wales	
EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions
Current	53
Potential	79
Energy Efficiency Rating	
A (92-100) Very energy efficient - lower running costs	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
Current	59
Potential	82
Energy Efficiency Rating	
A (92-100) Very energy efficient - lower running costs	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
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8 Meadow Head Avenue | Meadow Head | Sheffield | S8 7RT Property Tenure: Leasehold

A beautifully presented and very deceptive two double bedroomed semi detached home. With larger than average rear garden and off road parking to the front, this lovely family home must be viewed internally to be fully appreciated. Located on this quiet and flat residential road in the very heart of Meadowhead the property will be super popular with the professional couple and young family alike. With huge potential to further extend to the rear and loft (subject to planning) to create further accommodation should the new buyer require. Great school catchments are within easy reach, local amenities, Graves park and St James retail park are a short stroll and central Sheffield is also within easy reach. Enjoying fabulous rear views towards The Peak District the property in brief comprises, entrance hall, front bayed sitting room, rear dining kitchen with garden access, two great bedrooms and a family bathroom.



PROPERTY FEATURES

- SUPERB TWO DOUBLE BEDROOMED SEMI DETACHED
- STUNNING REAR VIEWS OVER THE PEAK DISTRICT
- OFF ROAD PARKING AND LARGE REAR GARDEN
- OPPORTUNITY TO FURTHER EXTEND SUBJECT TO PLANNING
- AMENITIES AND GRAVES PARK ARE A SHORT STROLL
- WELL SOUGHT AFTER LOCATION OF MEADOW HEAD
- TOP PERFORMING SCHOOL CATCHMENTS
- IDEAL FOR THE YOUNG FAMILY OR PROFESSIONAL COUPLE
- VIEWING ADVISED TO DO FULL JUSTICE

GUIDE PRICE £179,950

