

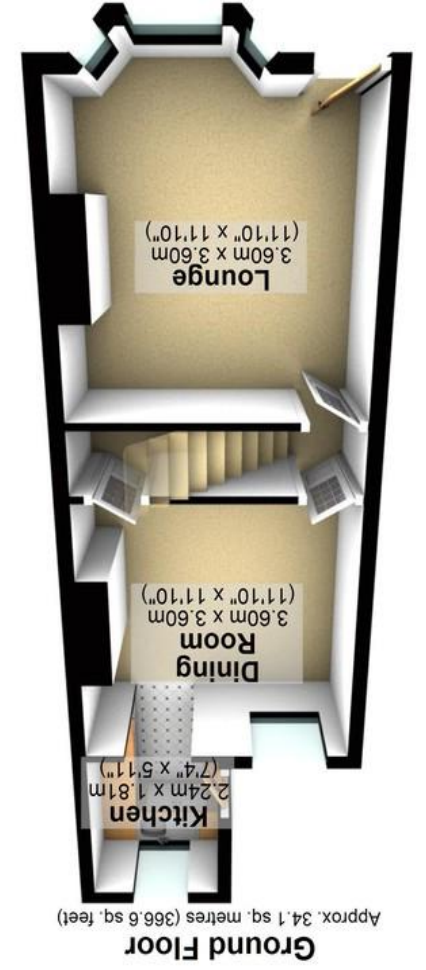
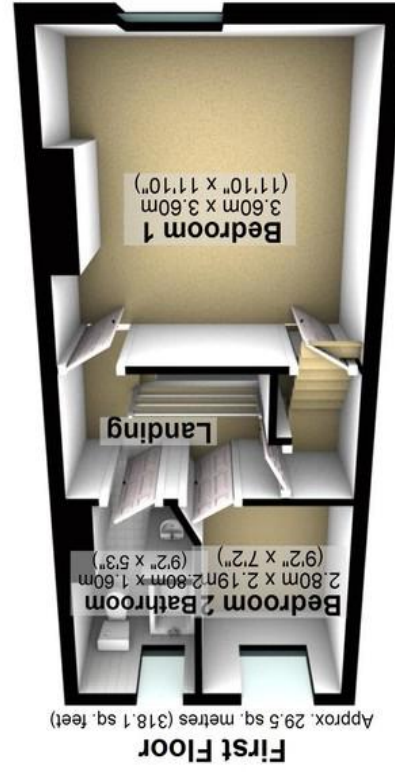
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs  
Not energy efficient - higher running costs

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

Total area: approx. 82.0 sq. metres (883.1 sq. feet)  
All measurements are approximate  
Plan produced using Planlup.





61 Pearson Place | Meersbrook | Sheffield | S8 9DE

**Property Tenure:** Leasehold

Quietly tucked away on this no through road is this well presented and deceptively spacious, three bed roomed, bay windowed, Victorian terraced property. Offered to the open market with the benefit of no upward chain and immediate vacant possession this property will be absolutely perfect for the professional couple, first time buyer or those looking for an investment. Located in the very heart of ultra popular Meersbrook with the park a short stroll, numerous local amenities are within easy access and top schooling catchments are also on offer. With three floors of super spacious accommodation that enjoy an off-shot kitchen, private rear garden and easy on road parking to the front. With modern kitchen, newly fitted bathroom it's easy to say that viewing is essential to fully appreciate the size and style on offer by this wonderful home.



- PROPERTY FEATURES**
- THREE BEDROOMED BAY WINDOWED VICTORIAN TERRACED
  - QUIET NO THROUGH ROAD AND NO ONWARD CHAIN INVOLVED
  - ON ROAD PARKING AND REAR PRIVATE GARDEN
  - HEART OF ULTRA POPULAR MEERSBROOK
  - THREE FLOORS OF SUPER SPACIOUS ACCOMMODATION
  - PERFECT FOR THE FIRST TIME BUYER OR YOUNG FAMILY
  - VIEWING ADVISED TO FULL JUSTICE
  - CLOSE TO THE PARK AND NUMEROUS AMENITIES
  - NEWLY FITTED BATHROOM AND MODERN KITCHEN
  - LEASEHOLD WITH 743 YEARS LEFT COUNCIL TAX BAND A

