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morfittsmith

City Road,  
Arbourthorne,  
Sheffield,  
S2 1GA



**A well-sized end-of-terrace tucked in the south-east of Sheffield: City Road.**

Enjoying a traditional structure of broad rooms and high ceilings, this home offers the potential for a stunning renovation.





### **Time to explore.**

City Road can be found in Arbourthorne, a fantastic area with excellent links into the centre of Sheffield and many hectares of historic parkland nearby. Easy access to the city centre affords you a huge range of amenities at your fingertips. Highlights include the beloved Moor Market, the stunning Winter Gardens, a vast catalogue of dining options and, of course, the Sheffield Theatres complex. The property is also less than 10 minutes from the Sheffield Interchange, making travelling further afield for work or leisure an easy venture. Local to City Road are a range of reputable schools, charming local businesses, and ample green spaces. These include Sky Edge Fields, the Manor Fields Park and Allotments, and the exquisite Norfolk Heritage Park with a multi-purpose community centre at its heart.

## Step inside your new home.

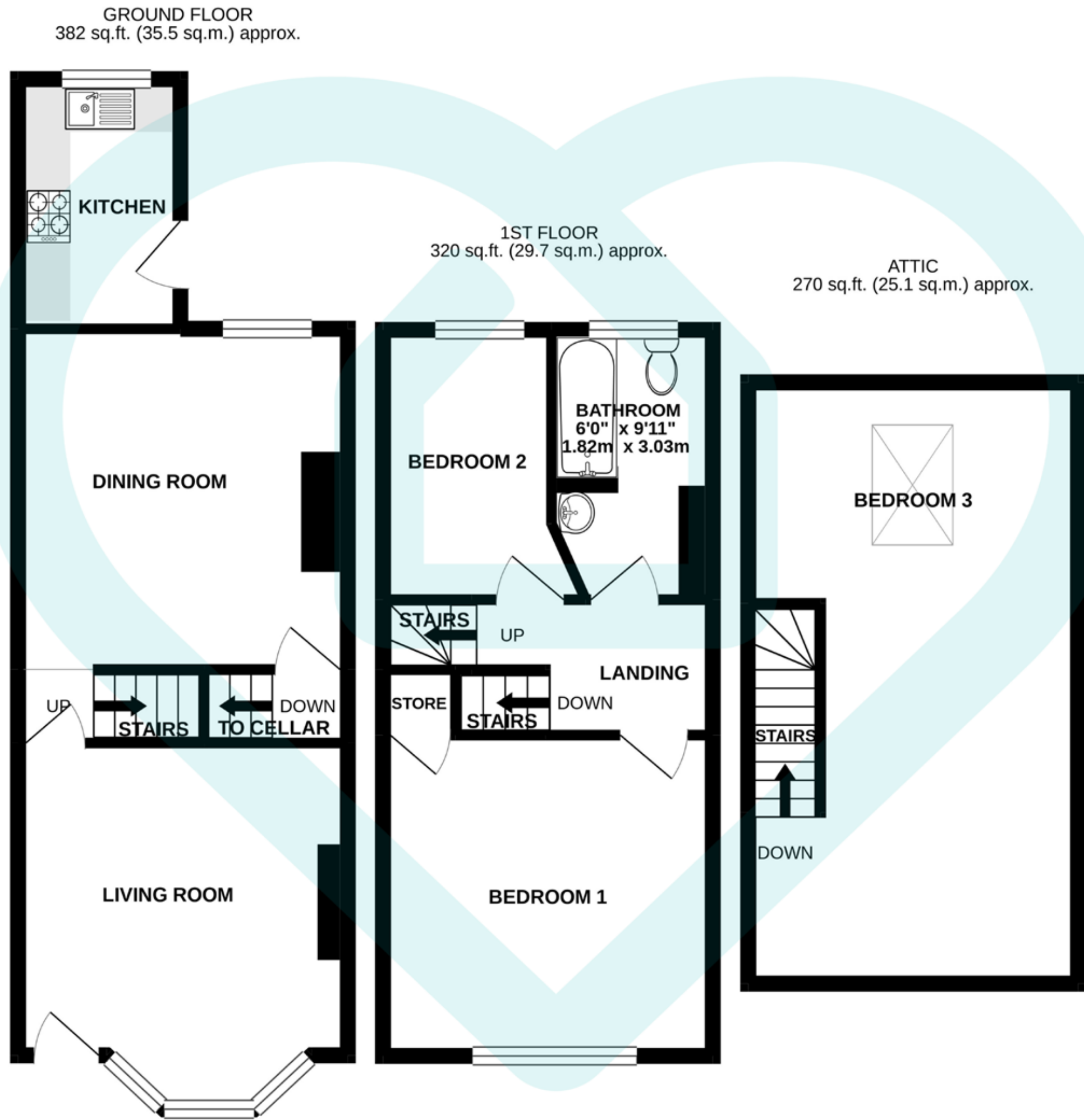
You enter the property into a generous living room with a bright bay window. There is ample room for comfy seating and alcoves perfect for fitted storage. Passing the hallway, you enter the second of two reception rooms: the dining room. The enviable scale of this room mirrors the living room with space for a large dining set as well as a range of other furniture. From here you can also access the handy cellar space. The kitchen can be found to the rear of the property, a functional design with integrated appliances and plenty of cupboards and worktop space for preparing meals. There is even convenient room for white goods.

The kitchen door opens out into the rear garden, a good size space which, with some careful attention, could become a lovely green spot to relax in warm weather. The first floor of the property is comprised of two bedrooms and the family bathroom. Bedroom 1 is a great sized double with fitted storage over the stairs, while bedroom 2 is ideal for a home office. The bathroom contains a practical three-piece suite with a showerhead over the bath for added convenience. Occupying the second floor is bedroom 3, a generous converted attic with a bright skylight and lots of room for eaves storage. In the hands of a loving homeowner, City Road boasts the potential for a stunning modernisation.









**TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.**

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement.

We always recommend viewing in person to confirm the exact floor



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		69   <b>C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	52   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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