



**145 Cliffefield Road | Sheffield | S8 9BS**

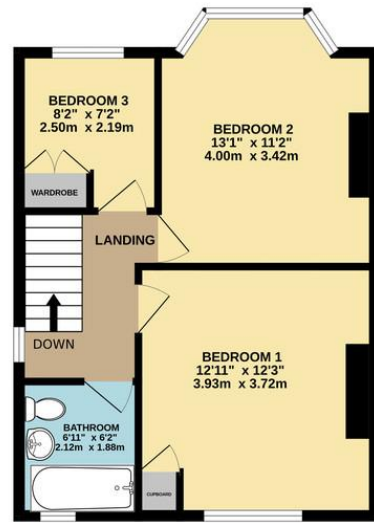
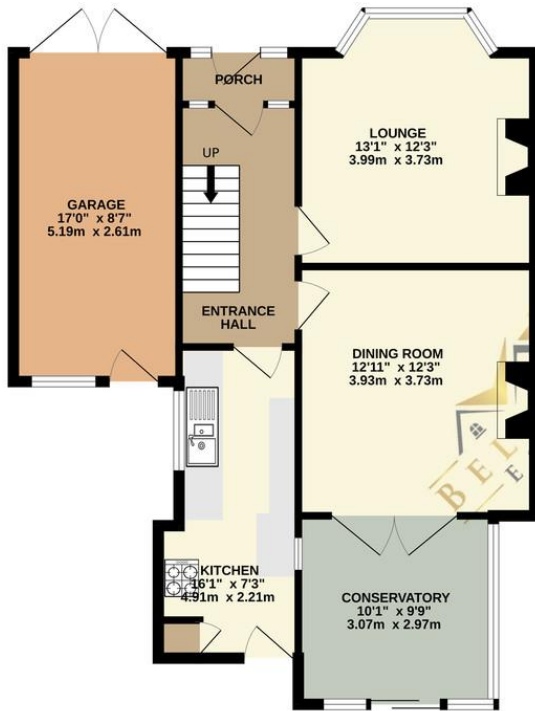
**Guide Price £300,000 to £325,000**

Bell & Co Estates are delighted to present this charming three-bedroom detached home in Meersbrook, Sheffield, is a fantastic opportunity for families, offered with no onward chain. Situated in a sought-after location, the property combines comfort, character, and stunning views of Sheffield city. The home opens with an entrance porch leading to a welcoming hallway. The front-facing lounge features a cosy fireplace and surround, while the separate dining room connects seamlessly to a conservatory, offering tranquil garden views. The country-style kitchen comes equipped with appliances and access to the rear garden. Upstairs are three generously sized bedrooms. One includes an airing cupboard housing the boiler, and another features a fitted wardrobe. The family bathroom includes a shower over the bath, a wash basin, and a WC. A driveway leads to a garage, with a rockery and steps ascending to the front door. The rear offers a peaceful retreat, with a patio area, a pond, a rockery, and mature borders. The breath taking city views from the property add an extra special touch. Situated close to local amenities, excellent transport links, and reputable schools, this home is in an unbeatable location. Don't miss the opportunity to make this delightful property your family's new home!



GROUND FLOOR  
738 sq.ft. (68.5 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.

## Contact Details

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145 Cliffe Road  
SHEFFIELD  
S8 9BS

Energy rating

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Valid until

2 December 2034

Certificate number

2314-1111-3192-7384-1121

Property type

Detached house

Total floor area

89 square metres

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