

32, Spurr Street, Sheffield, S2 3GY

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Description

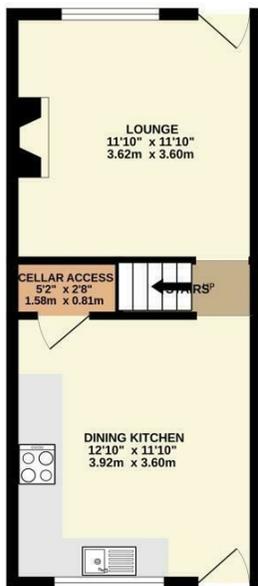
Heeley is a vibrant and historic neighbourhood in Sheffield, located just south of the city centre. Known for its strong sense of community, the area features a mix of charming Victorian terraced houses, independent shops, and green spaces like Heeley People's Park, a volunteer-run urban park. It is a hub for creativity, home to local art studios, cafes, and social enterprises, offering a welcoming and lively atmosphere that blends urban life with a community-focused spirit. This lovely terrace home features modern fixtures and fittings in all the right places, including a wood burning stove in the well presented sitting room, a luxurious shower room on the first floor and a spacious breakfast kitchen. On top of this there is a sunny rear garden that enjoys a south westerly facing orientation, perfect for the warmer summer months of the year. The property is available with no onward chain and although there is only 84 years left on the lease the current owner is in the process of acquiring the freehold for the sale.

- No onward chain.
- Three bedrooms including two good doubles with fireplaces.
- Luxurious shower room with a large shower enclosure.
- Spacious breakfast kitchen with a modern fitted kitchen featuring integrated appliances.
- Sitting room with a wood burning stove situated on a stone hearth.
- South, south westerly facing rear garden.
- Gas central heating and UPVC double glazing.
- EPC rating C72.
- Council Tax Band A.
- 200 year lease from 1909, owner in the process of buying the Freehold and will sell with the house,.

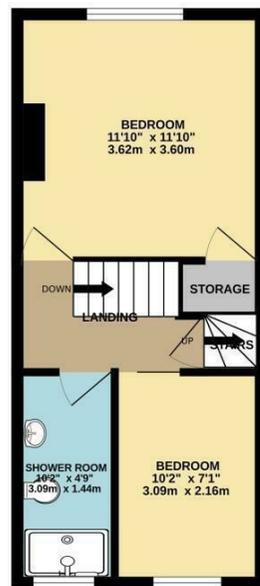




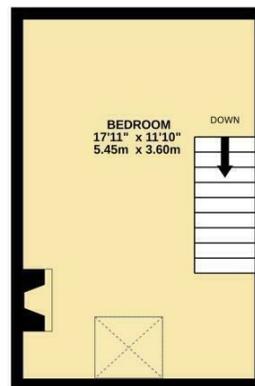
GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



2ND FLOOR
207 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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