



83 Meersbrook Avenue, Meersbrook, Sheffield, S8 9ED

Saxton Mee

# 83 Meersbrook Avenue

## Meersbrook

Guide Price

# £220,000

Guide Price £220,000 to £235,000

Situated in the ever-popular residential area of Meersbrook, this stunning three-bedroom mid-terrace home offers beautifully presented accommodation arranged over three floors, combining character, space and convenience in equal measure. Ideally located within easy reach of a wide range of local amenities, the property benefits from excellent transport links, regular bus routes and a selection of supermarkets nearby. Nature lovers will appreciate the close proximity to the expansive green spaces of Graves Park and Meersbrook Park, providing fantastic opportunities for walking, recreation and outdoor leisure.

The accommodation briefly comprises a welcoming living room and a spacious dining kitchen to the ground floor, creating an ideal environment for both everyday living and entertaining. The first floor hosts a generous double bedroom, a contemporary family bathroom and a versatile third bedroom, perfect as a nursery, home office or guest room. Occupying the entire second floor is an impressive principal bedroom, offering a bright and spacious retreat with a wonderful sense of privacy.

Externally, the property enjoys a delightful enclosed courtyard garden to the rear, providing a low-maintenance outdoor space ideal for relaxing, entertaining and al fresco dining.

This charming home is perfectly suited to first-time buyers, young families and professionals seeking a vibrant location with excellent amenities, transport links and green spaces right on the doorstep.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

- Stunning three-bedroom mid-terrace property in the highly sought-after area of Meersbrook
- Spacious accommodation arranged over three floors plus a cellar space for storage
- Bright and welcoming living room
- Generous dining kitchen ideal for everyday living and entertaining
- Enclosed rear courtyard garden, perfect for outdoor dining and relaxation
- Close to Graves Park, Meersbrook Park, local amenities and supermarkets
- Excellent transport links with regular bus routes and easy access to the city centre







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

