



# 11 Mather Court, Littledale, S9 4HQ

Offers Over £160,000

🛏️ 2 🚿 1 🚻 1



## Why We Love It

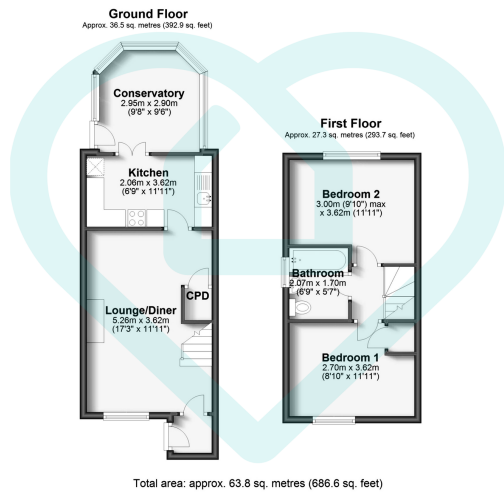
Tucked away in a quiet cul-de-sac, Mather Court offers a tranquil retreat while still being incredibly convenient. Situated close to local shops, major transport links, and key road networks, this home is ideal for those who want the best of both worlds—peaceful living with everything you need just a stone’s throw away. With its delightful surroundings and superb location, this property is a gem in a desirable location in Sheffield.

## Why You’ll Love It

Step inside and be welcomed by the beautifully presented lounge, bathed in natural light and decorated with immaculate style. The space feels warm and inviting, making it the perfect place to relax or entertain guests. The kitchen continues this elegant theme, featuring gold-accented details and a tasteful layout, while French doors lead you into the bright and airy conservatory—ideal for dining or as a peaceful retreat. From here, you’ll find access to the generous rear garden, perfect for al-fresco dining and entertaining.

Upstairs, two spacious double bedrooms provide comfortable living, while the three-piece bathroom suite offers a fresh and functional space. With neutral décor throughout, the property is ready for you to move in and make it your own. Additional perks include a handy under-stairs storage cupboard and a detached garage to the front, providing both practicality and convenience.





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 plan of a property. Made with Metropix.



- Two Spacious Double Bedrooms
- Peaceful Cul-De-Sac Location
- Beautifully Presented Lounge with Plenty of Natural Light
- Well-Appointed Kitchen with Gold-Accented Features
- Generous Conservatory with Garden Access
- Large Rear Garden, Ideal for Entertaining
- Garage to the Front
- Immaculately Maintained Inside and Out
- Great Location for Shops and Amenities
- Close Proximity to Transport Links and Road Networks



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84  
 Company Reg Number: 08610489  
 Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building  
 67 Middlewood Road  
 Hillsborough  
 Sheffield  
 S6 4GX

### Get in touch - arrange an appointment



0114 232 1764  
 sales@morfittsmith.co.uk  
 lettings@morfittsmith.co.uk  
 newhomes@morfittsmith.co.uk  
 www.morfittsmith.co.uk



@MorfittSmith  
 @MorfittSmith  
 MorfittSmith  
 Estate & Letting Agent