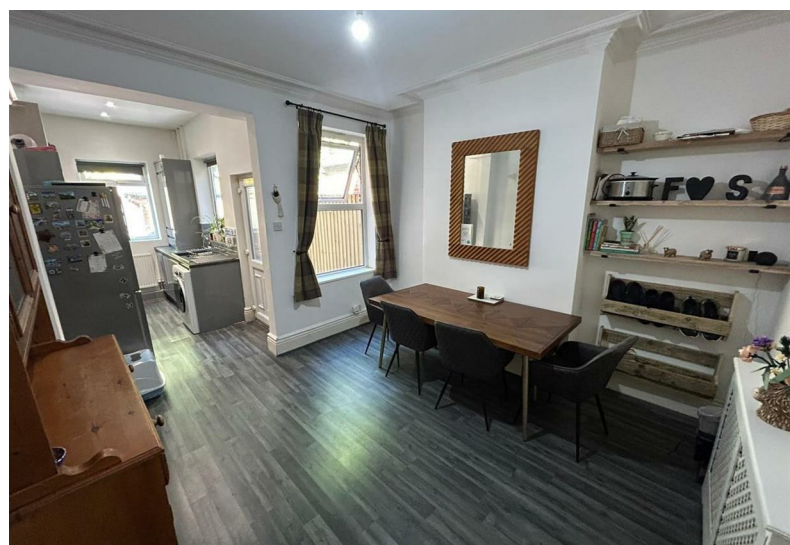
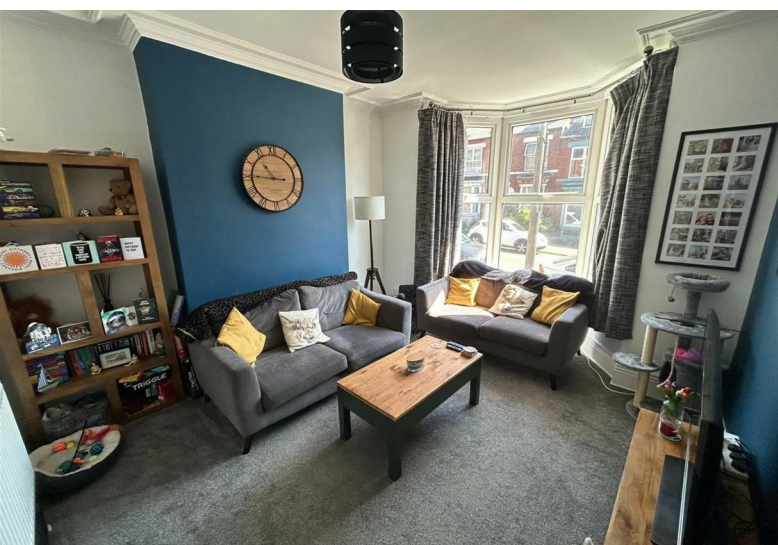


Saxton Mee



South View Road Nether Edge Sheffield S7 1DD  
Price £265,000

**St Luke's**  
Sheffield's Hospice

# South View Road

Sheffield S7 1DD

Price £265,000

Situated on this sought after residential roads in the popular residential area of Nether Edge is this deceptively spacious three double bedroom terrace property which enjoys a private rear garden and benefits from uPVC double glazing and gas central heating. The property is centrally located within easy reach of fashionable Abbeydale Roads numerous independent cafes, eateries and shops, excellent schooling catchments are also available.

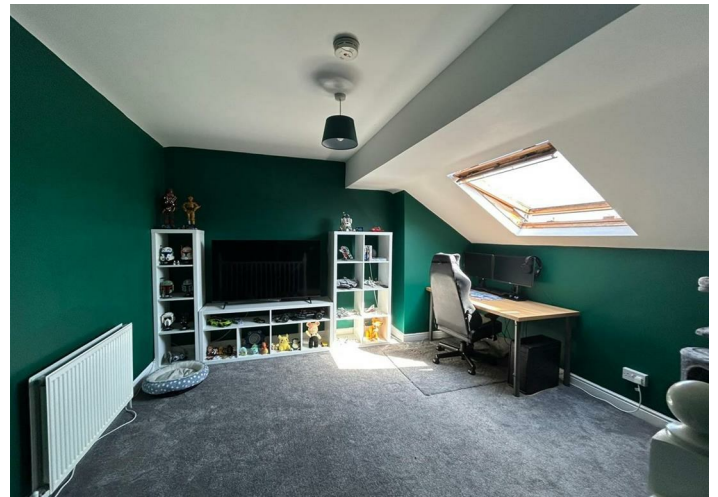
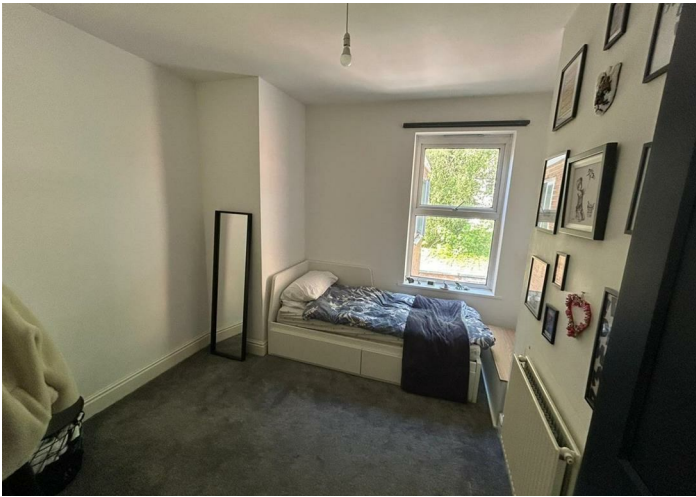
Neutrally decorated throughout, the well presented living accommodation briefly comprises: enter through a side door into the entrance hall with access into the lounge, dining room and cellar. The lounge to the front has coving to the ceiling, a bay window allowing natural light and a feature wall. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the one and a half bowl sink and drainer. Integrated appliances include an electric oven, gas hob with extractor above along with space and plumbing for a washing machine. Rear entrance door. The cellar is full standing height and split into two compartments.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard along with access into two bedrooms and the bathroom. The principal bedroom is a spacious double which extends over the passageway. Bedroom two, again is a spacious double and to the rear aspect benefiting from the garden views. The bathroom has a chrome style radiator and a stylish four piece suite including a walk-in shower enclosure, bath, WC and wash basin.

A further staircase rises to the second floor and double bedroom three with a Velux window.

- VIEWING IS ESSENTIAL
- SPACIOUS THREE DOUBLE BEDROOM TERRACE
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- TWO RECEPTION ROOM
- MODERN KITCHEN
- FOUR PIECE SUITE BATHROOM
- PRIVATE REAR GARDEN
- VERSATILE BASEMENT RIPE FOR CONVERSION
- CLOSE TO EXCELLENT SCHOOLS, LOCAL SHOPS & AMENITIES
- EXCELLENT TRANSPORT LINKS





## OUTSIDE

To the rear is a low maintenance private garden with an Indian stone patio and a brick built outbuilding.

## LOCATION

South View Road is a popular road, well placed for local shops and amenities including a growing cafe culture, and access links to the city centre, train station, universities and the hospitals. The property is in walking distance to the city centre, Sharrowvale and Abbeydale Road, perfect for working professionals and families.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.



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