
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
16, Raven Road, Sheffield, S7 1SB

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Description

This larger than average terraced property is situated a moments walk away from the heart of Nether Edge Village where you will find popular cafes and restaurants catering to a wide range of tastes. Raven Road is a superb place to live, a quite, tree lined, no through road which is ideal for both the young professional market and families looking to get into the area. The property has a wealth of well presented accommodation that is laid out over three floors which includes a large, two storey offshot to the rear which gives excellent proportions to the kitchen and first floor bathroom. The property is freehold and benefits from modern fittings in both the kitchen and bathroom alongside gas central heating and UPVC double glazing. 'The Village' is a highly regarded leafy neighbourhood, recently nominated as one of The U.Ks best places to live by the Sunday Times and is popular with all walks of life. The cosmopolitan feel continues along the nearby Abbeydale Road where there are an abundance of catering outlets, a couple of urban parks and numerous antiques emporiums which all combine to make a great day out. The city centre is also close by and can be approached via speedy bus links while the nearby Chelsea Park and Brincliffe Woods provide space for recreational pursuits and the chance to find some peace and quiet. This really is a super place to live and number 16 is the perfect place to set up your home in S7.

- Four double bedrooms.
- Sitting room with a bay window and a wood burning stove creating a lovely ambience in the winter months.
- Dining room with timber flooring.
- Larger than average offshot kitchen leading into the pretty garden.
- Luxurious bathroom with large, walk in shower enclosure and a free standing bath, all framed by elegant tiling.
- Storage cupboards on the first floor landing.
- Pretty, low maintenance rear garden.
- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Gas central heating and UPVC double glazing.
- Council Tax Band B and EPC rating D55





















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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.