



16 Raven Road

Nether Edge Village, Sheffield, S7 1SB

Price Guide £375,000

GUIDE PRICE £375,000 to £400,000. A larger than average, stone fronted home that occupies an enviable position on this pretty, tree lined street, a moments' walk away from the heart of Nether Edge Village. This lovely property boasts over 1582 square feet of accommodation including a fabulous, open plan kitchen, four good bedrooms and has modern fixtures and fittings in all the right places. 'The Village' has numerous independent pubs, cafes and restaurants combining to make this area such a great place to live and provide its own, unique feel.

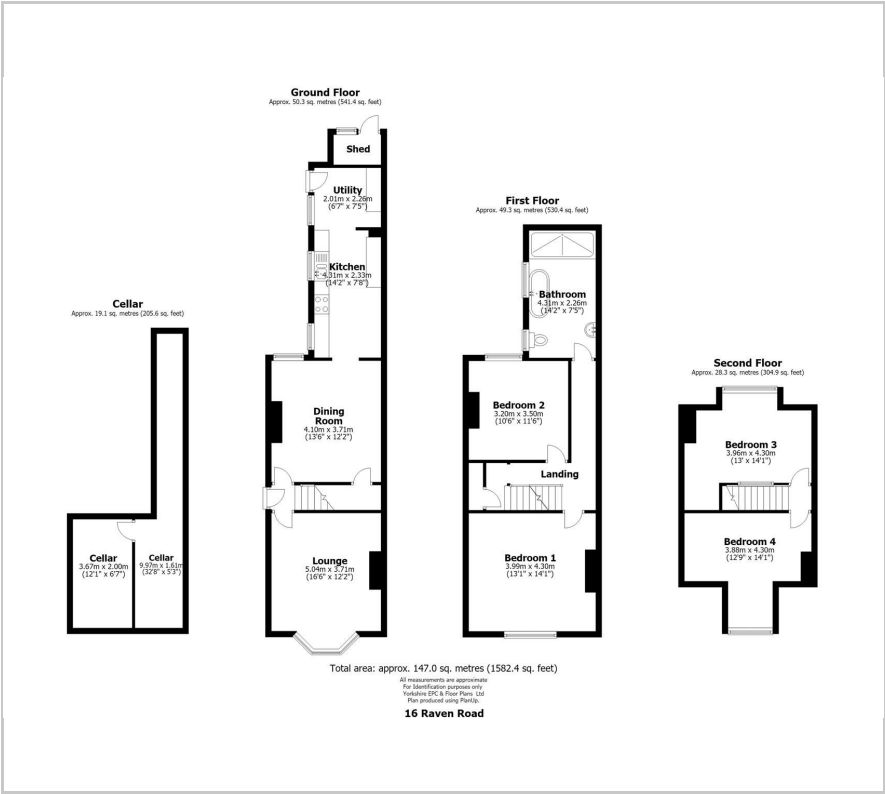
Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

- 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



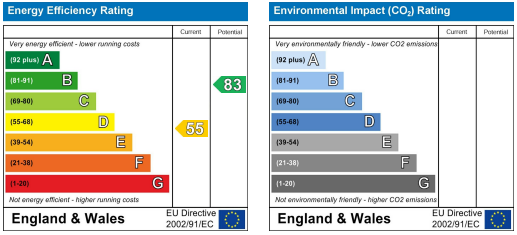
Floor Plan



Area Map



Energy Efficiency Graph



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