



76, South View Crescent, Sheffield, S7 1DH

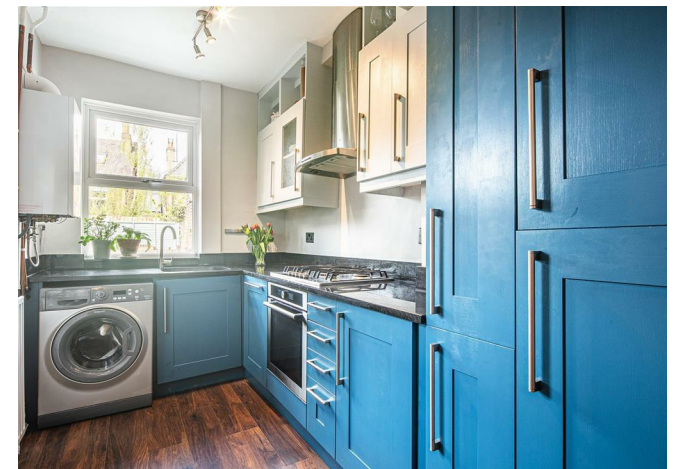
76, South View Crescent

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Description

GUIDE PRICE £300,000 to £325,000. A larger than average, bay windowed mid terrace home with three generous bedrooms, two luxurious bathrooms (one ensuite), a lovely south westerly facing garden and huge potential in the two basement rooms to further the accommodation subject to regulations. You will love this gorgeous, freehold home with its many attractive features including extra insulation on the second floor, a side entrance lobby, the wood burning stove in the cosy lounge and an open plan dining kitchen all complemented by a charming and sunny, end of run, garden to the rear. The property also enjoys a fantastic location in the increasingly popular neighbourhood of Nether Edge Village and near to Abbeydale Road which was recently voted as one of the best places to live in the country by The Sunday Times. As a sought-after conservation area with a lively feel, Nether Edge Village is the perfect location for buyers who appreciate a cosmopolitan lifestyle with easy access to an eclectic variety of independent shops, bars and restaurants alongside first class schooling and a wealth of leisure, cultural and sporting activities.

- Three good bedrooms including a particularly spacious room on the second floor.
- Sitting room with stripped floorboards, bay window and a wood burning stove.
- Open plan dining kitchen extending into the ground floor of the offshot.
- Dining area featuring French windows to the garden.
- Fitted kitchen having elegant black granite work surfaces and integrated appliances.
- Spacious basement rooms with huge potential for conversion (subject to regs).
- Family bathroom with elegant tiling framing the modern suite and a luxurious, ensuite wet room on the second floor.
- Full UPVC double glazing and gas central heating. New Combi Boiler in 2022.
- South westerly facing garden with lawn and a separate, stone terrace.
- No onward chain, Freehold, Council Tax Band A and EPC rating of....







THE CELLAR IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1066sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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