



31 Adelante Road, Sheffield, S7 1SD

# 31, Adelaide Road

Sheffield, S7 1SQ

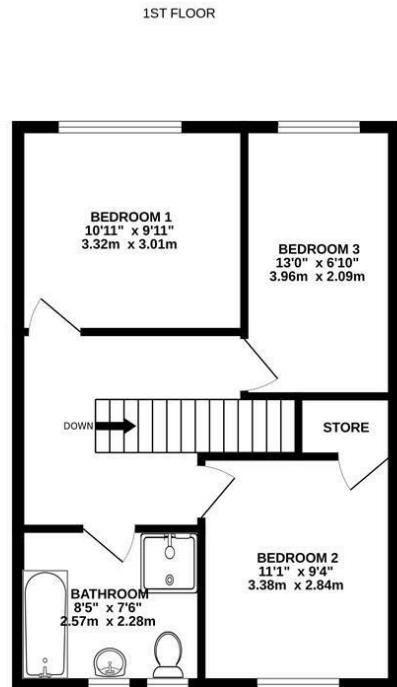
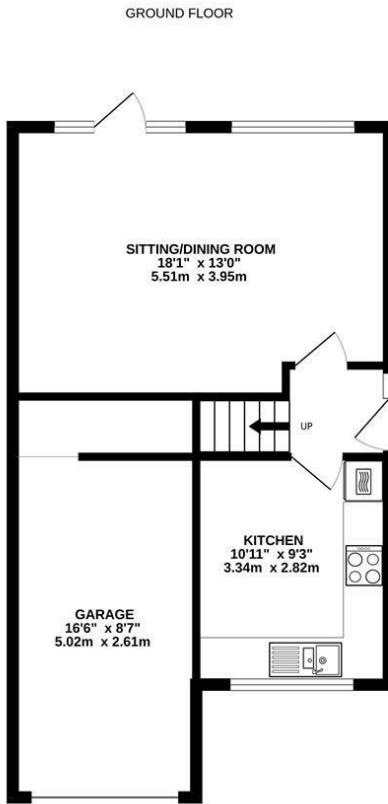
## Description

Tucked away on this quiet road, close to the borders of Nether Edge Village as it adjoins the neighbouring suburb of Brincliffe stands this very well presented, semi detached property that offers a range of beautifully presented accommodation laid out over two floors. The property's immaculate interior is complemented by the recently improved and landscaped rear garden which is fully enclosed with contemporary fencing and features raised beds surrounding the area of lawn and terrace. The accommodation could also be improved if the integrated, larger than average garage was redesigned and incorporated into the house design to create extra reception space (subject to regs). This is the perfect property for buyers who are looking to move into a house that has been done to a high standard, with no works required after moving in. The 'Village of Nether Edge' is one of Sheffield's most vibrant and fashionable places to live with residents being spoilt for choice with regards choices of restaurants, cafes, pubs or bars to visit. The busy Abbeydale Road and antiques quarter is also within walking distance as are Chelsea Park, highly rated local schooling and regular transport links that can whisk you into the centre of town in under ten minutes, helping to make the area popular with families, medics and academics.

- Three spacious double bedrooms.
- Luxurious bathroom with full suite and separate bath, all framed by elegant tiling.
- Modern kitchen.
- Large living room with defined seating and dining areas and French windows opening into the rear garden.
- Off road parking for four cars.
- Larger than average garage.
- Landscaped rear garden with terrace opening onto a level lawn.
- Full UPVC double glazing and gas central heating via a combination boiler.
- Long lease of 800 years from 1984 at an annual ground rent of £50.
- Council Tax Band C and EPC Rating C69.





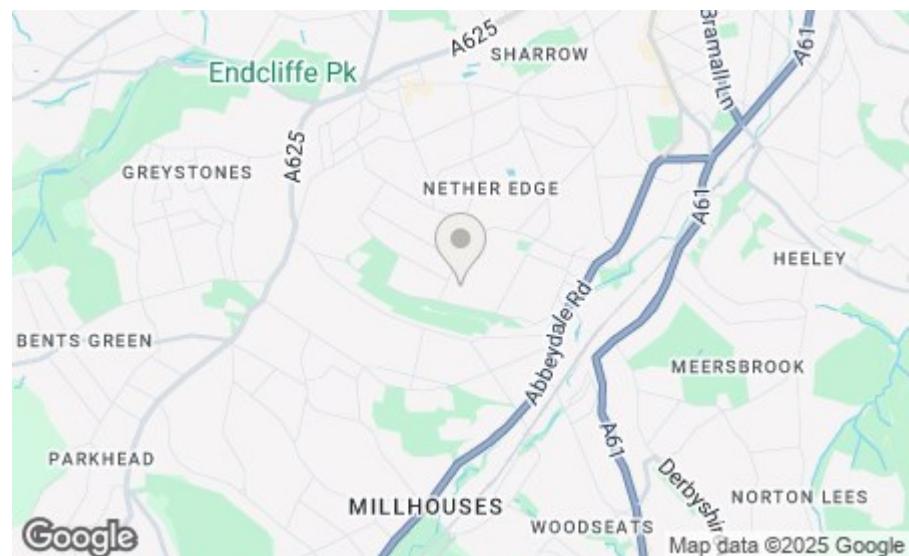


THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 973sqft. (81.0 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 floorplan is a computer generated image and has not been tested and no guarantee as to their operability or efficiency can be given.

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