

30, Briar Road, Sheffield, S7 1SA



30, Briar Road

Sheffield, S7 1SA

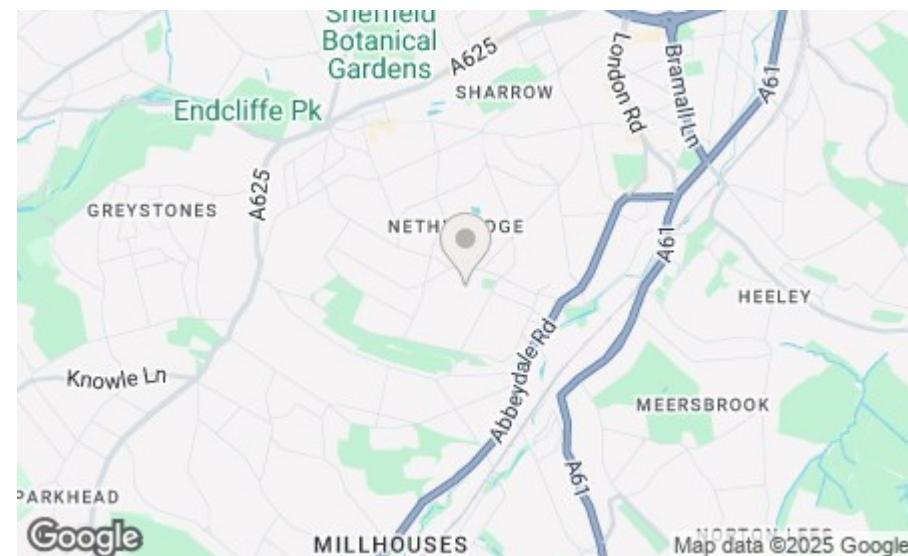
Description

There can't be many terrace houses that are as spacious and as beautifully presented as number 30 Briar Road. The property combines a first-class location alongside an excellent range of generously proportioned and appealing accommodation to create a quite lovely home that will not fail to impress. Its location, at the very end of the leafy Briar Road, is also an attractive feature, giving a feel of privacy to a home that is situated in the very heart of this most vibrant of areas. The property even has its own EV charging point (almost unheard of for the terrace market). The centre of Nether Edge Village is accessible in under a minutes' walk, where you will find a blend of local shops, cafes, pubs and bistros that cater to most peoples' tastes. There is also a bowls club and regular bus services that can whisk you into town in under ten minutes. A short walk further afield leads into either Sharrowvale or onto the cosmopolitan Abbeydale Road which both offer further, more comprehensive amenities. Nether Edge also hosts a very well attended, seasonal, Farmers Market and has an 'outstanding' primary school making it a firm favourite with the family market. The property is also in the catchment areas of three excellent secondary schools (High Storrs, Mercia and King Egberts). This attractive, stone fronted property has been lovingly renovated by its current owners who have added modern fixtures and fittings in all the right places, to blend in with the original features that make these period homes appeal to the discerning buyer. The property has high ceilings, sash windows and better than average room proportions due to the slightly unusual building line. This really is an unparalleled home in one of the city's most desirable neighbourhoods.

- Four good double bedrooms including an amazing principal bedroom and plenty of room for home offices if required.
- Large and luxurious bathroom with full suite and separate, large shower enclosure framed by elegant tiling.
- Modern kitchen with an induction hob situated on an island and with access to the pretty garden.
- Sitting room with a bay window and a wood burning stove which creates a cosy feel in the winter months.
- Dining room with an open fireplace, bespoke cabinetry and stripped and stained floorboards.
- Welcoming reception hallway with stripped and stained floorboards.
- Low maintenance rear garden with raised beds and plenty of space for outdoor seating.
- End of road location with an EV charging point.
- Freehold, gas central heating and majority, timber double glazed sash windows.
- EPC rating D55.







Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

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.