

Saxton Mee



Wake Road, Nether Edge, Sheffield S7 1HF
Guide Price £275,000

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GUIDE PRICE £275,000-£285,000 ** THREE DOUBLE BEDROOMS **

Saxton Mee are delighted to offer for sale this immaculately presented, three double bedroom mid-terrace located in the popular area of Nether Edge. The property has a newly installed gas central heating boiler and benefits from uPVC double glazed windows. Set out over four floors, the spacious accommodation comprises: Cellar ideal for storage. Entrance hallway to the front leading into the lounge with bay window and feature fireplace. A door leads into the dining room/second sitting room with high ceilings and feature fireplace. Modern off shot kitchen with space for a fridge and freezer, washing machine, built in oven with hob and extractor above, sink with mixer tap. A rear door leads onto the private garden. First floor: Two double bedrooms, both having fitted wardrobes. Family bathroom having a modern suite with bath, separate shower cubicle, heated towel rail, wash hand basin and W.C. A further staircase leads to the third double bedroom with eaves storage.

- THREE DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- TWO RECEPTION ROOMS
- PRIVATE COURTYARD GARDEN
- SOUGHT AFTER LOCATION





OUTSIDE

To the rear is a fully enclosed private garden with paving ideal for sitting out and canopy for shelter. No neighbouring rights of access over make the outdoor space incredibly private and secure.

LOCATION

Nether Edge is a popular spot for buyers who appreciate a cosmopolitan lifestyle with easy access to a wide variety of shops, bars and restaurants, reputable schools parks and a wealth of outdoor amenities. Leafy Nether Edge, London Road and the fashionable

VALUER

Lewis T Hughes MNAEA



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st luke's
Sheffield's Hospice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	70	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	