

Saxton Mee

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



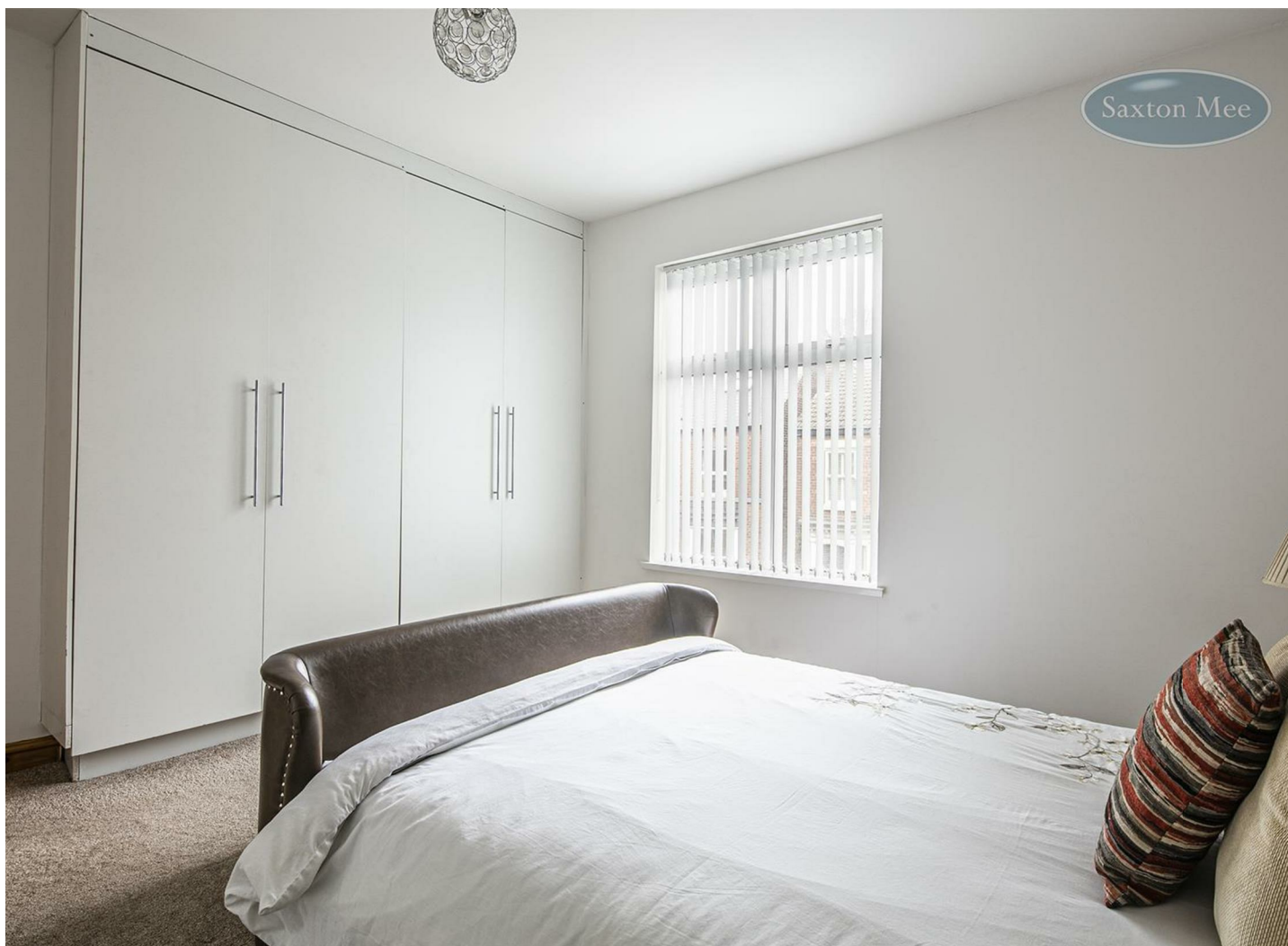
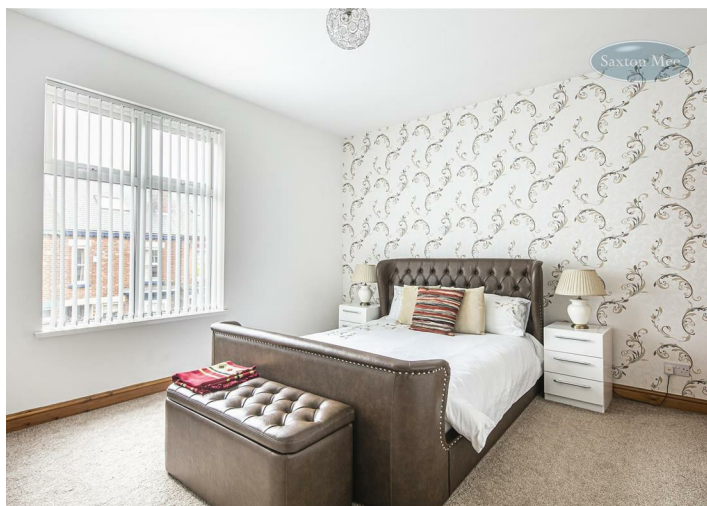
# Wake Road

Sheffield S7 1HF

Guide Price £275,000

**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.

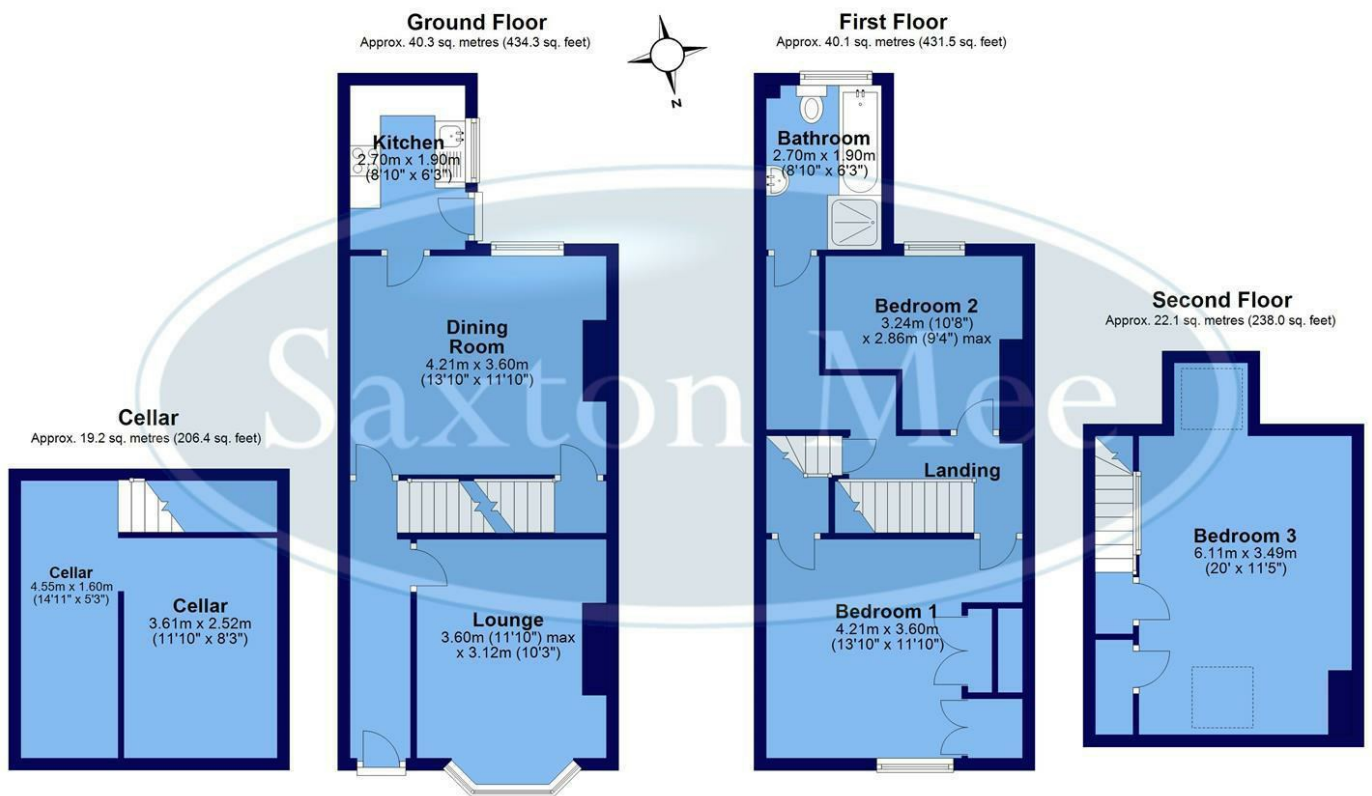
## LOCATION

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 fashionab

## VALUER

Lewis T Hughes MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 121.7 sq. metres (1310.2 sq. feet)

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		