



**Oakhill Road Nether Edge Sheffield S7 1SJ**  
**Guide Price £380,000**

# Oakhill Road

## Sheffield S7 1SJ Guide Price £380,000

GUIDE PRICE £380,000-£395,000 \*\* NO CHAIN \*\* FREEHOLD \*\* Located in this highly sought after location on the cusp of Brincliffe Edge and Chelsea Park is this well presented, three double bedroom, two bathroom semi-detached home in Nether Edge. The property has been maintained to a high standard and benefits from uPVC double glazing and gas fired central heating throughout. Briefly, the accommodation comprises: Entrance hallway with downstairs cloakroom/W.C. A large through lounge/diner benefits from French doors and a large window allowing for plenty of natural light, fitted bespoke storage units. Separate fitted kitchen having a range of units at wall, drawer and base level. Integrated double oven with hob and extractor over. Integrated washing machine and space for a fridge/freezer. First floor: Two generously proportioned double bedrooms, the master benefitting from an ensuite shower room and Juliet balcony with French doors overlooking the garden. Both bedrooms enjoy bespoke fitted wardrobes throughout. The family bathroom comprises a suite with bath and shower over, wash hand basin and W.C. A further staircase rises to the third double bedroom with eaves storage and Velux window.

- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- CLOSE TO ECCLESALL ROAD
- EXCELLENT TRANSPORT LINKS
- WELL REGARDED SCHOOLS CLOSE BY





## OUTSIDE

To the front is a mature garden having a wide range of established plants with tandem driveway providing ample parking for three cars, car port and access to the rear garden. The garden is fully enclosed with patio seating area and mainly laid to lawn with two garden sheds ideal for storage.

## LOCATION

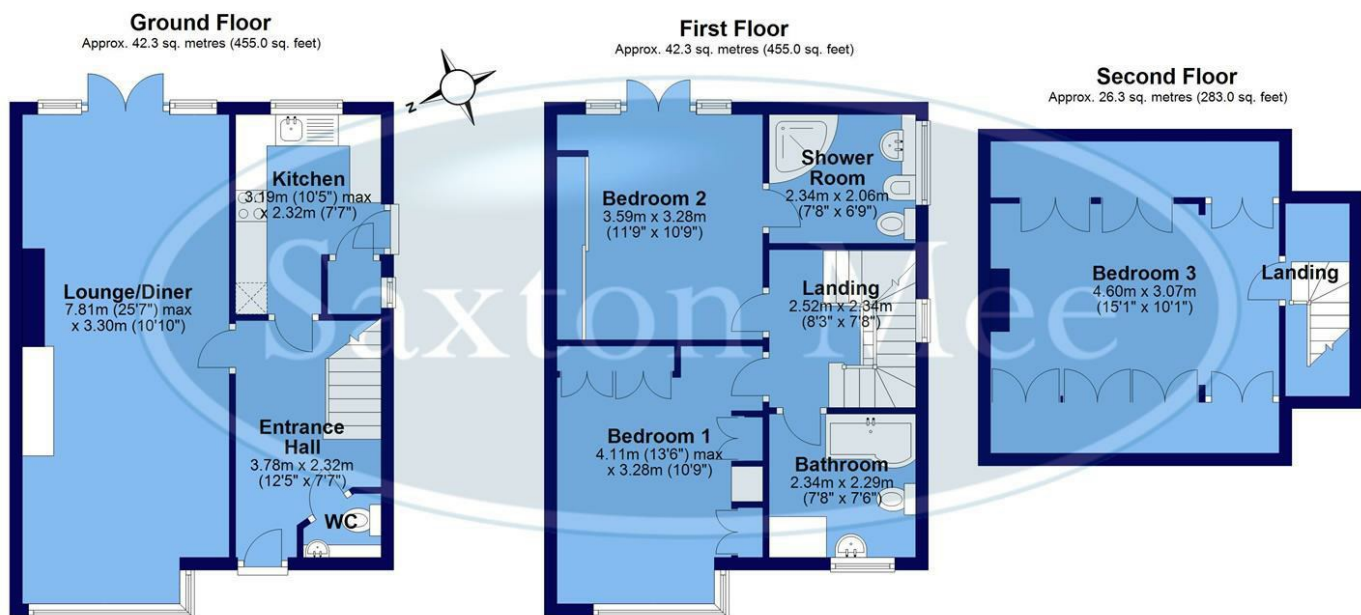
Nether Edge is a popular spot for buyers who appreciate a cosmopolitan lifestyle with easy access to a wide variety of shops, bars and restaurants, reputable schools parks and a wealth of outdoor amenities. Leafy Nether Edge, London Road and the fashionable Ecclesall Road. Easy access to open woodland at Brincliffe Edge and excellent outdoor space at Chelsea Park. Well regarded local schools and regular transport links.

## MATERIAL INFORMATION

Tenure: Freehold.

Council Tax: Band C.

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. 110.8 sq. metres (1193.1 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp.

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

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

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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

