







## 26 Briar Road

Nether Edge • Sheffield • S7 1SA

Guide Price £350,000 - £375,000

A superb and generously proportioned 4 double bedroom terrace house in Nether Edge. The property offers flexible accommodation over 3 levels plus a cellar, has lovely period features, two reception rooms, oak flooring, part double glazing and combination boiler. The accommodation comprises: Entrance hallway opens into a dining room with feature marble fireplace with log burner and access to the cellar. Living room with a bay window and feature fireplace. Kitchen having a range of Shaker style units with contrasting worktops, integrated fridge and freezer, plumbing for appliances and tiled floor. First floor landing. Extremely generous bedroom 1 with a feature fireplace and mirrored wardrobes. Bedroom 2 with a decorative fireplace. Separate W.C in white and part tiled. Bathroom/W.C having a white suite, freestanding bath with claw and ball feet, corner shower cubicle, part tiled, extractor and cupboard housing the combination boiler. Second floor landing with Velux window and storage area to the eaves. Two further bedrooms. Forecourt with slate chippings. To the rear of the property there is an enclosed stone patio with dry stone walling, raised beds with shrubs and bushes. Briar Road is well-placed for local shops and amenities, schools, local parks, recreational facilities and access to the city centre, hospitals, universities, and the Peak District.





- Terraced House in Nether Edge, S7
- 4 Double Bedrooms
- Two Reception Rooms
- Lovely Period Features & Oak Flooring
- Fabulous Bathroom

- Part Double Glazing & Combination Boiler
- Attractive Stone Patio at the Rear
- Excellent Amenities & Transport Links
- Council Tax Band B & EPC Rating D
- Leasehold - 800 years from 1904 - £3.38pa

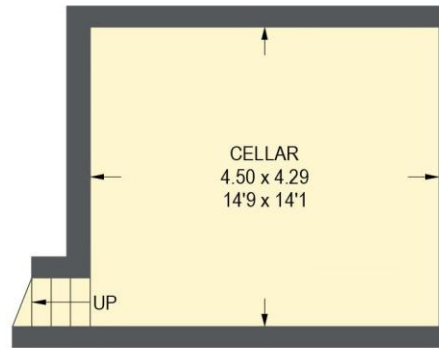


# 26 BRIAR ROAD

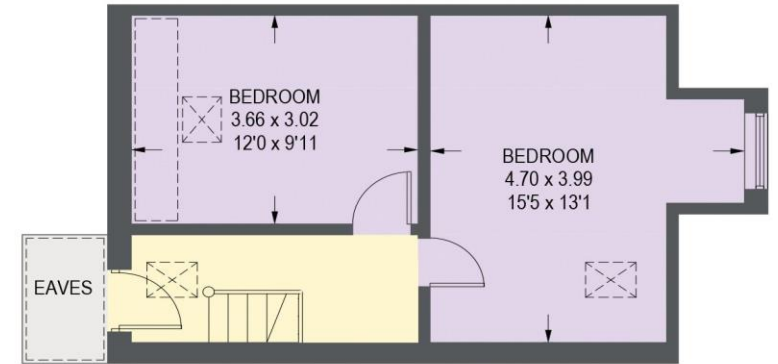
APPROXIMATE GROSS INTERNAL AREA = 132.8 SQ M / 1429 SQ FT

CELLAR = 20.0 SQ M / 215 SQ FT

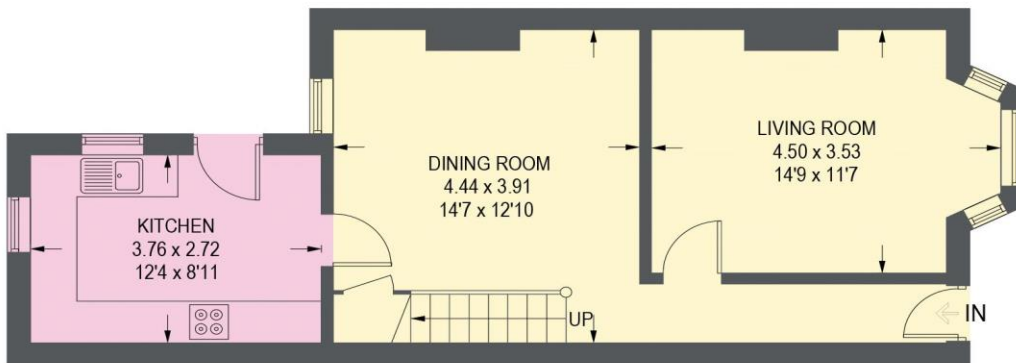
TOTAL = 152.8 SQ M / 1644 SQ FT



CELLAR = 20.0 SQ M / 215 SQ FT



SECOND FLOOR = 34.1 SQ M / 367 SQ FT



GROUND FLOOR = 47.5 SQ M / 511 SQ FT



FIRST FLOOR = 51.2 SQ M / 551 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



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