











## 36 Osborne Road

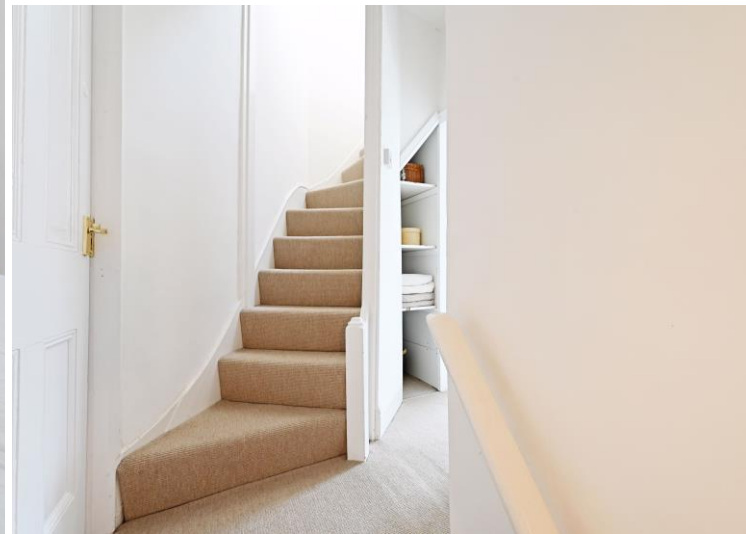
Nether Edge • Sheffield • S11 9AY

Guide Price £300,000 - £325,000

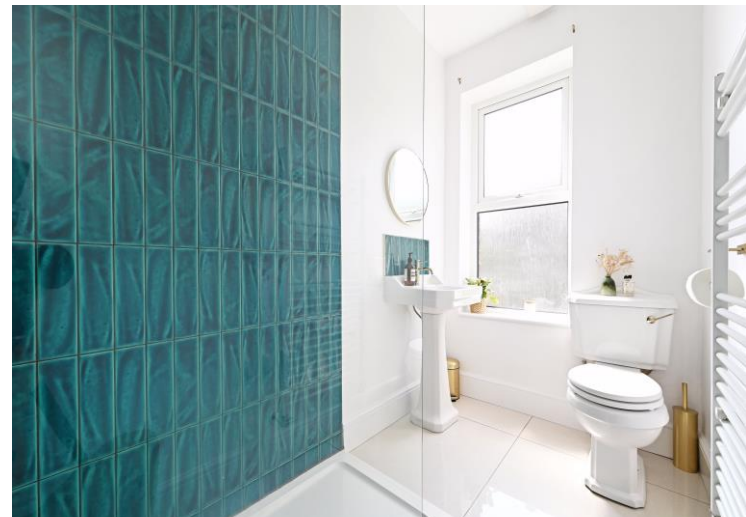
A stunning, larger sized, stone fronted 3 double bedroom terraced house located in the heart of Nether Edge, measuring an impressive 1,162 sq.ft including the cellar. Offering clean, crisp, bright and airy, immaculately presented accommodation over 3 levels with some of the floorspace over the passageway. Improved by present owners to create a fabulous home, featuring a stylish kitchen and bathroom, cosy lounge with Esse log burning stove, 3 double bedrooms, and an enclosed low maintenance rear garden. Benefits from combi gas central heating and double glazing. The ground floor comprises of a bay fronted lounge, presented in clean, bright décor complemented by neutral carpet and contrasting Esse log burning stove. Overlooking the rear garden is an open plan dining kitchen filled with natural light, fitted with a matte white, contemporary fitted kitchen and a ceramic floor. Integrated appliances include a Smeg oven, induction hob, overhead extractor, and slimline dishwasher. There is ample space for a dining table, creating a great entertaining space with an adjoining utility room providing direct access to the rear garden. The first-floor features two double bedrooms presented with crisp white walls and a painted wooden floor, to the front complemented by wooden shutters. The shower room is fitted with a hand wash basin, WC, and double walk-in rainfall shower styled with stunning focal tiles. The second floor provides a stunning main bedroom, generous in size, with dual aspect Velux windows, and storage within the eaves. Externally, there is a forecourt, a shared passageway, and a rear garden, which is low maintenance, ideal for entertaining, and complemented by planted borders and rustic fencing. Osborne Road is situated in the sought-after S11 postcode, well-placed for local shops and cafes in Nether Edge, recreational facilities, public transport, and excellent access to the city centre, hospitals, universities, train stations and the Peak District.







- Stunning Stone Fronted Terraced House
- Measuring an Impressive 1,162 sq.ft
- 3 Double Bedrooms
- Bright & Airy Accommodation. Must See.
- Over 3 Levels with Floorspace over Passage
- Modern Kitchen & Bathroom
- Located in Sought After Nether Edge, S11
- Low Maintenance Rear Garden
- Lease 500 years 29/09/1837 - Part Freehold
- Council Tax Band B, EPC TBC









# 36 OSBOURNE ROAD

APPROXIMATE GROSS INTERNAL AREA = 91.9 SQ M / 989 SQ FT

CELLAR = 16.1 SQ M / 173 SQ FT

TOTAL = 108.0 SQ M / 1162 SQ FT

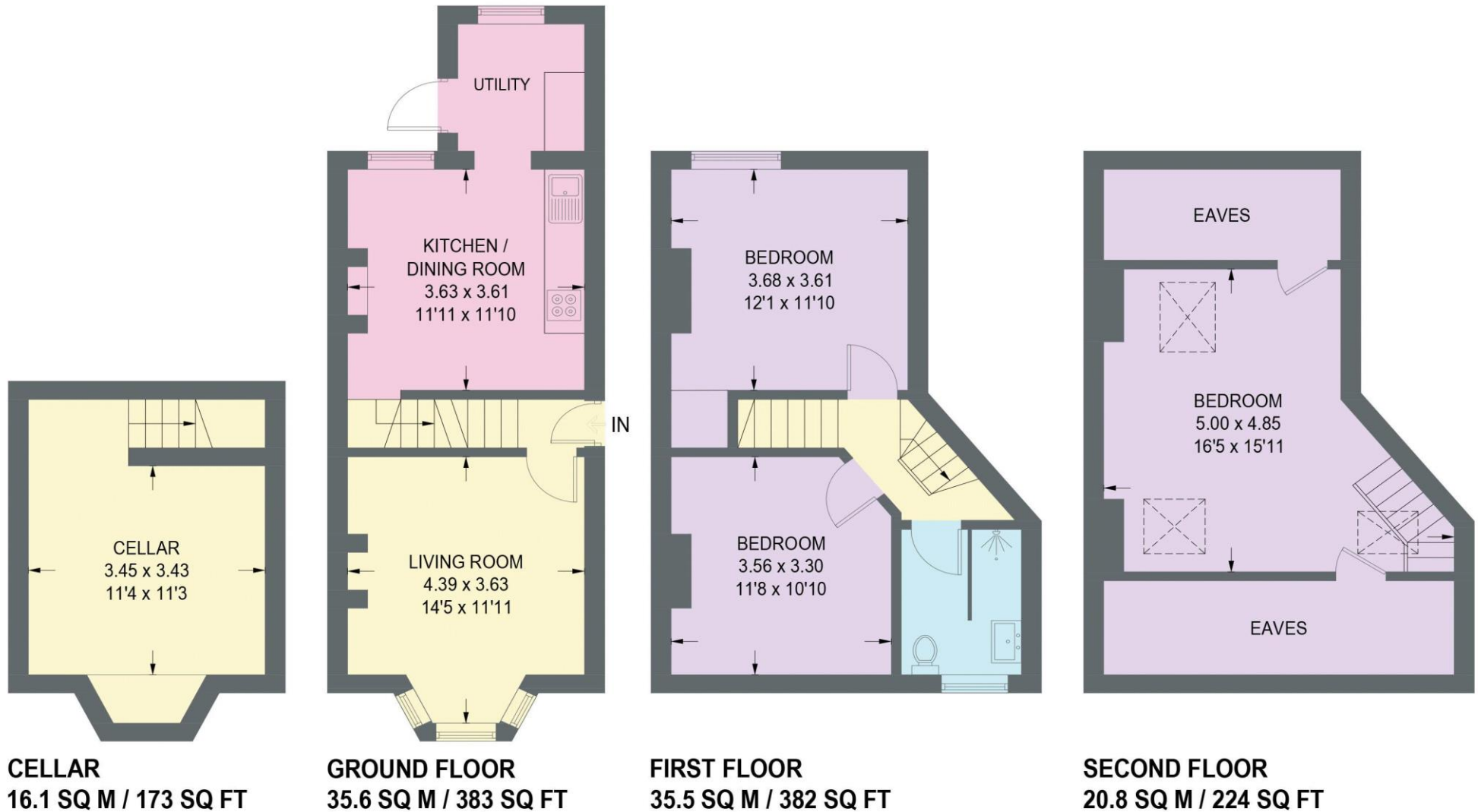


Illustration for identification purposes only,  
measurements are approximate, not to scale.





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