







97 South View Road

Nether Edge • Sheffield • S7 1DB

Guide Price £250,000 - £270,000

A stunning 3-bedroom mid-terraced property located in Nether Edge, S7. Improved by recent owners to create a stylish family home arranged over 3 floors, plus a cellar, which offers potential for conversion, subject to necessary consents. Benefits from spacious, light and airy accommodation featuring double glazed windows, combination gas central heating and an enclosed, end of row, low maintenance rear garden. The ground floor comprises of a front facing lounge presented in modern tones complemented by picture rails, coving, and a focal Hamlet log burner upon a stone hearth and wooden surround. Impressive chevron style Amtico flooring continues from the lounge through into the rear dining area, which offers cellar access and a pleasant garden outlook. The off-shot kitchen is fitted with white shaker style wooden wall and base units, solid wooden worktops, and tiled splashbacks, Integrated appliances include an oven and four ring gas hob. There is a Glow-worm combination boiler and ceramic sink. A light and airy space incorporating rear and side window, and direct access to the garden. The first floor comprises of 2 bedrooms, tastefully decorated in muted tones and carpet, The stylish bathroom features modern white tiling and contrasting bold colours equipped with a 3-piece white suite, overhead rainfall shower, and heated towel rail. The second floor offers a spacious dual aspect, light an dairy attic bedroom, fitted with newly installed Velux windows and integrated blinds. Externally, the property sits back from the road with a tiled path and front garden creating a great first impression. At the rear, accessed through a communal passageway, is a fully enclosed low maintenance, decked rear garden. South View Road is a popular road, well placed for local shops and amenities including a growing cafe culture, and access links to the city centre, train station, universities and the hospitals. The property is in walking distance to the city centre, Sharrowvale and Abbeydale Road, perfect for working professionals and families.





- Attractive Mid-Terraced Property in Nether Edge
- 3 Beautifully Presented Bedrooms
- Stylish Bathroom
- Modern Kitchen with Integrated Appliances
- Improved By Recent Owners
- Cosy Lounge & Open Plan Dining Kitchen
- Great Local Amenities & Transport Links
- Super-Cool Enclosed Rear Garden
- Freehold
- Council Tax Band A



97 SOUTH VIEW ROAD

APPROXIMATE GROSS INTERNAL AREA = 94.9 SQ M / 1021 SQ FT

CELLAR = 18.3 SQ M / 197 SQ FT

TOTAL = 113.2 SQ M / 1218 SQ FT

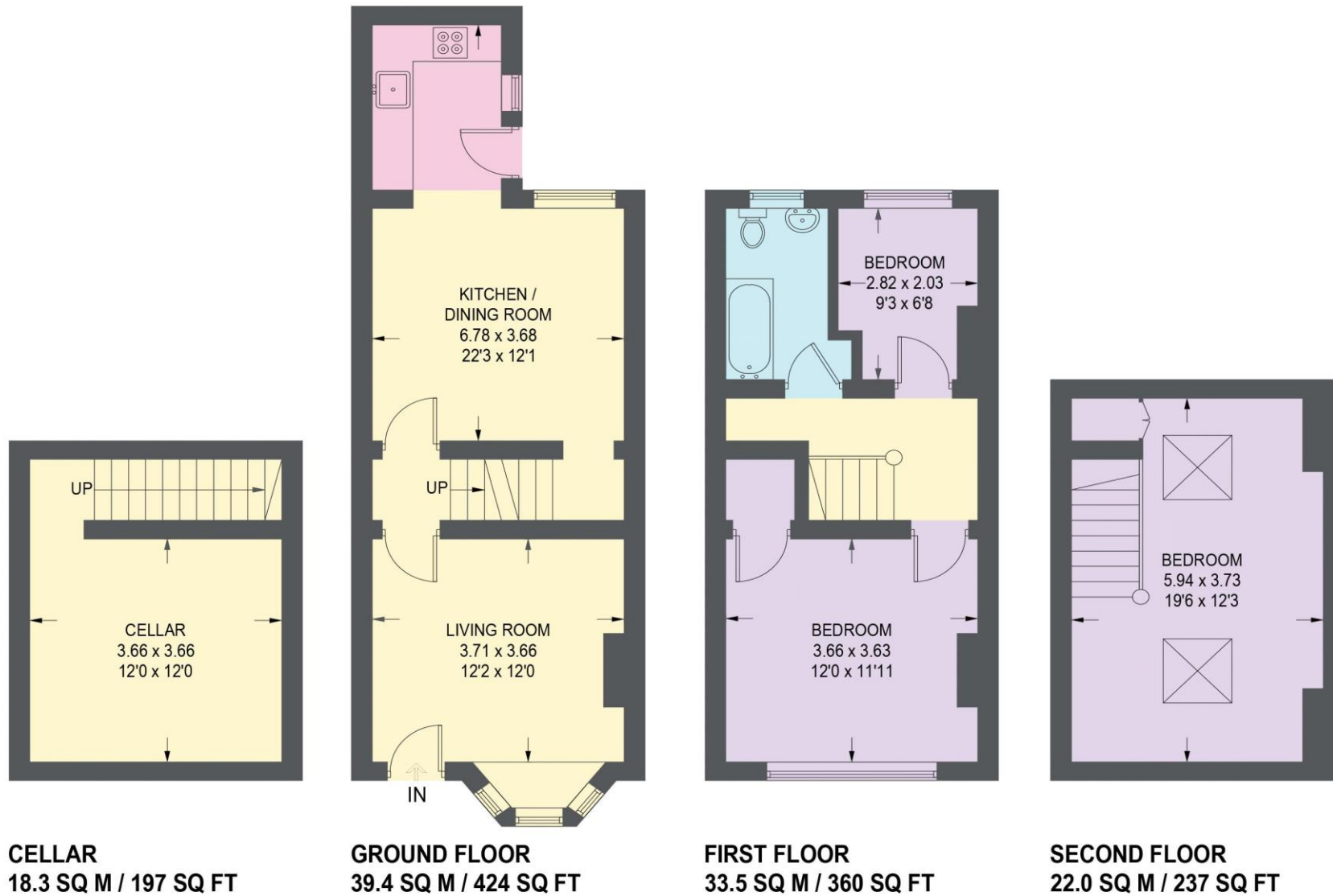


Illustration for identification purposes only, measurements are approximate, not to scale.



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