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Sheldon Road,
Nether Edge,
Sheffield,
S7 1GT



A generously sized 4-bed in the highly popular community of Nether Edge: Sheldon Road.

Having undergone renovation in several rooms, this property requires further works to unleash its fantastic potential as a family home.





Time to explore.

Sheldon Road is situated south of Sheffield city centre in the beloved community of Nether Edge. This is a wonderful area for a whole variety of reasons, one of which is its superb accessibility. Nether Edge enjoys excellent transport links via Abbeydale Road and Chesterfield Road (A61), giving you an easy trip into the city centre and beyond. This makes Sheldon Road a superb home for commuting professionals or anyone who wishes to explore the length and breadth of Sheffield. Nether Edge is also surrounded by a host of excellent local amenities, due in no small part to its enviable location in-between Abbeydale Road and Ecclesall Road. These famous thoroughfares are home to countless excellent businesses, ranging from high street shops and local artisans to delicious cafes and global eateries. This wealth of choice means you will never find yourself lacking in options when planning social occasions or simply treating yourself to a bit of luxury. Nearby green spaces include Meersbrook Park, Broadfield Park and, for the green fingered, the lovely Brincliffe Edge Allotments. Abbeydale Road also gives you access to the glorious Peak District, a route which leads directly to some truly impressive sights such as the magnificent Chatsworth House.

Step inside your new home.

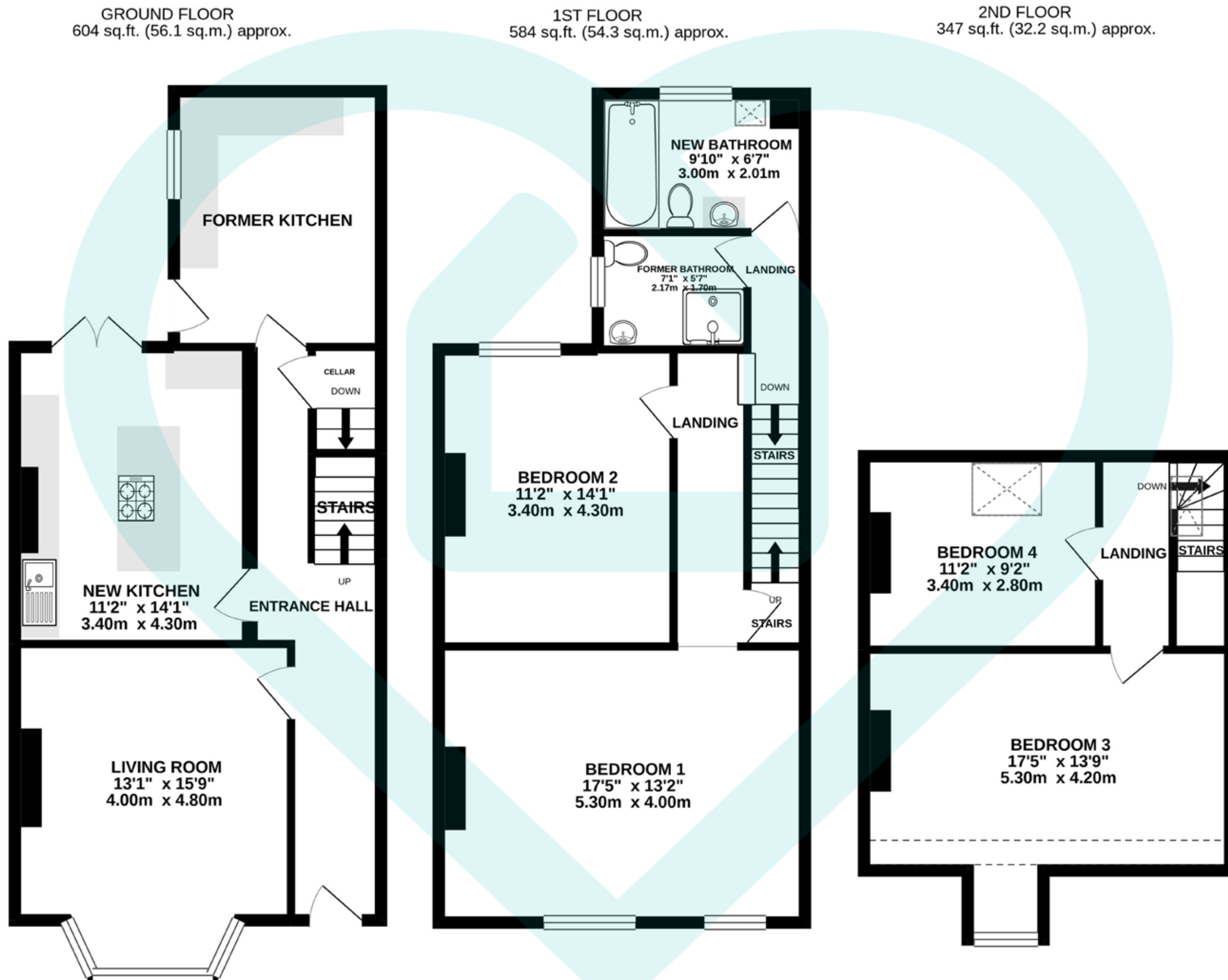
You enter Sheldon Road through a long hallway with stairs leading up to the first floor and another set taking you down to the basement for storage use. To your left are two well sized rooms: the living room and the renovated kitchen. The living room is a substantial space with a number of period features to recommend is such as recovered original floorboards, broad alcoves and a high ceiling. A large bay window floods the space with natural light which, together with room for plenty of comfy seating, makes this great for relaxing with friends. The kitchen is a sleek refurbishment with ample storage, contemporary integrated appliances, and stylish design choices such as the exposed brickwork and low hanging lights. The elegant kitchen island doubles as a breakfast bar, turning cooking into a social experience as much as dining together.

New French doors lead out to the patio garden, a well-sized environment with a slate courtyard and lots of room for outdoor dining furniture. With some care and attention, this has the potential to become a gorgeous space to enjoy summer days. Back inside, the former kitchen is tucked on the end of the ground floor. This space needs a full refurbishment but, with its generous dimensions, it would make an ideal utility or dining room. Upstairs you will find two large bedrooms, the family bathroom, and the former shower room. Bedroom 2 will require attention to reach its potential but the vast bedroom 1 has been subject to some attractive renovations, with smart re-plastering and carpets giving you a lovely blank canvas to work with. The former shower room is unfinished but would make an ideal ensuite for bedroom 2. The new family bathroom boasts an immaculate three-piece suite with handy under-sink storage and a shower above the bath. Occupying the second floor are bedrooms 3 and 4, both doubles with plenty of potential for an ambitious homeowner to realise.









TOTAL FLOOR AREA : 1535 sq.ft. (142.6 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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