



98 Sandford Grove Road, Nether Edge , Sheffield, South Yorkshire, S7 1RR
£300,000

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Viewing is essential to fully appreciate this beautifully presented and superbly styled Victorian three bedroom house located in the sought after suburb of Nether Edge. Offering a wealth of charm and character throughout, this deceptively spacious property provides over 1400 sq. ft. of well ordered, flexible accommodation across three floors and a private enclosed rear garden. An incredibly desirable family home in a popular location, the property is well placed for the many shops/amenities of Nether Edge and transport links into the city centre. Available with no onward chain. Current 2018-19 school catchments include High Storrs school, Mercia School and King Egberts please note admission is not guaranteed on catchment area alone.

- Three Bedroom End Town House
- Modern Fitted Kitchen
- Separate Dining Room
- Spacious Bay Window Lounge
- Fitted Bathroom With White Suite
- Second Floor Guest Bedroom With En-suite & Dressing Room
- Enclosed Rear Garden With Lawn & Patio
- Sought After Location, No Onward Chain
- Study, GCH & Double Glazing
- Energy Rating - E





Ground Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



First Floor

Approx. 52.1 sq. metres (560.7 sq. feet)



Second Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 138.0 sq. metres (1484.9 sq. feet)



We endeavor to make these particulars as accurate as possible, but they should only be used as guidance and they do not constitute any part of the contract. All measurements are approximate and no guarantees are made to the services, heating systems, appliances (if any) or fittings as to their working order and no warranty can be given or implied.

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