

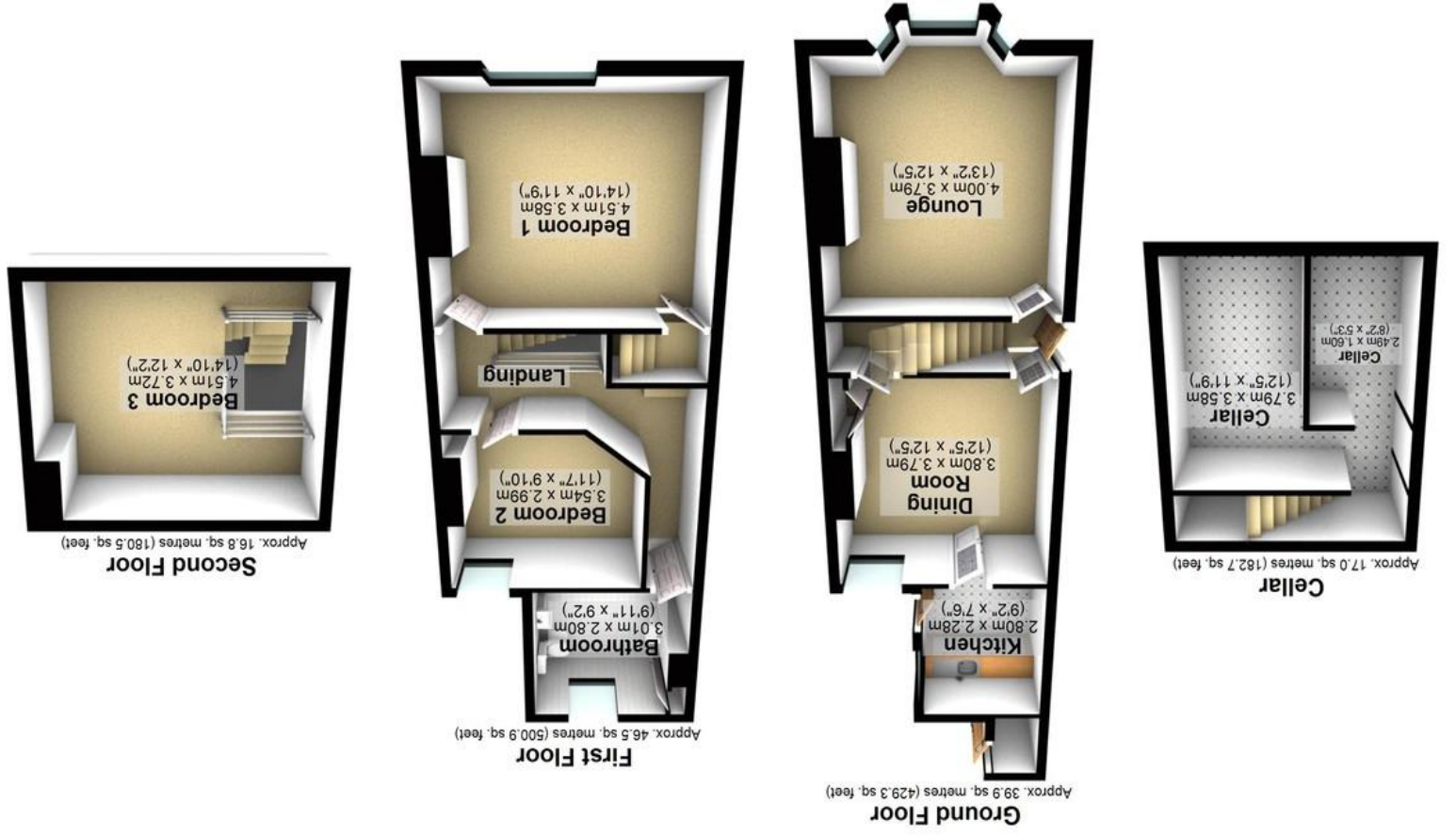
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

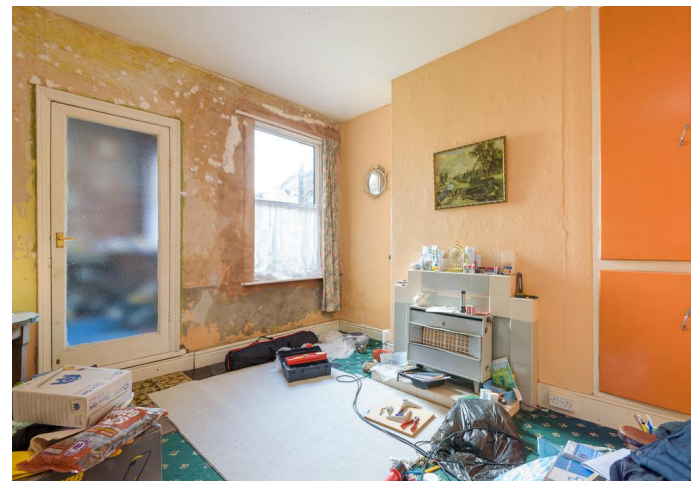
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England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-39)
E	(39-54)
D	(55-69)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
Current	Potential
22	77

Energy Efficiency Rating

Total area: approx. 120.2 sq. metres (1293.3 sq. feet)
All measurements are approximate
Plan produced using PlanUp





14 Frickley Road | Nether Green | Sheffield | S11 7EX Property Tenure: Leasehold

Quietly tucked away on this no through road is this pleasant and well proportioned three bedroomed, bay windowed, Victorian terrace property. In need of some general cosmetic updating but offer huge potential and a blank canvas to create a personalised home to the new buyers taste and specifications. With three spacious floors of accommodation that total an impressive 1,293 sq feet, number 14 will appeal to the professional couple, investors and young family market alike. Located in the very heart of ultra popular Nether Green within a short stroll of fashionable eateries, cafes and restaurants, Ofsted rated excellent junior and secondary school catchments are available and The Peak District is on the doorstep. In brief the property comprises, front bayed sitting room, separate dining room, off ho kitchen and cellars are on the lower floors. Across the first and second floor are three bedrooms and bathroom. Outside is easy on road parking to the front and rear garden.



- PROPERTY FEATURES**
- THREE BEDROOMED VICTORIAN TERRACED
 - HUGE POTENTIAL AND OPPORTUNITY TO ADD VALUE
 - QUIET NO THROUGH ROAD IN THE HEART OF NETHER GREEN
 - EASY ON ROAD PARKING TO THE FRONT AND REAR GARDEN
 - THREE FLOORS OF SPACIOUS ACCOMMODATION
 - NETHER GREEN JUNIORS AND HIGH STORRS SECONDARY CATCHMENT
 - CLOSE TO LOCAL AMENITIES AND THE PEAK DISTRICT
 - VIEWING ESSENTIAL TO SEE THE POTENTIAL ON OFFER
 - PERFECT FOR A FIRST BUY INVESTMENT OR YOUNG FAMILY
 - LEASEHOLD WITH 687 YEARS LEFT £2PA COUNCIL TAX BAND B

