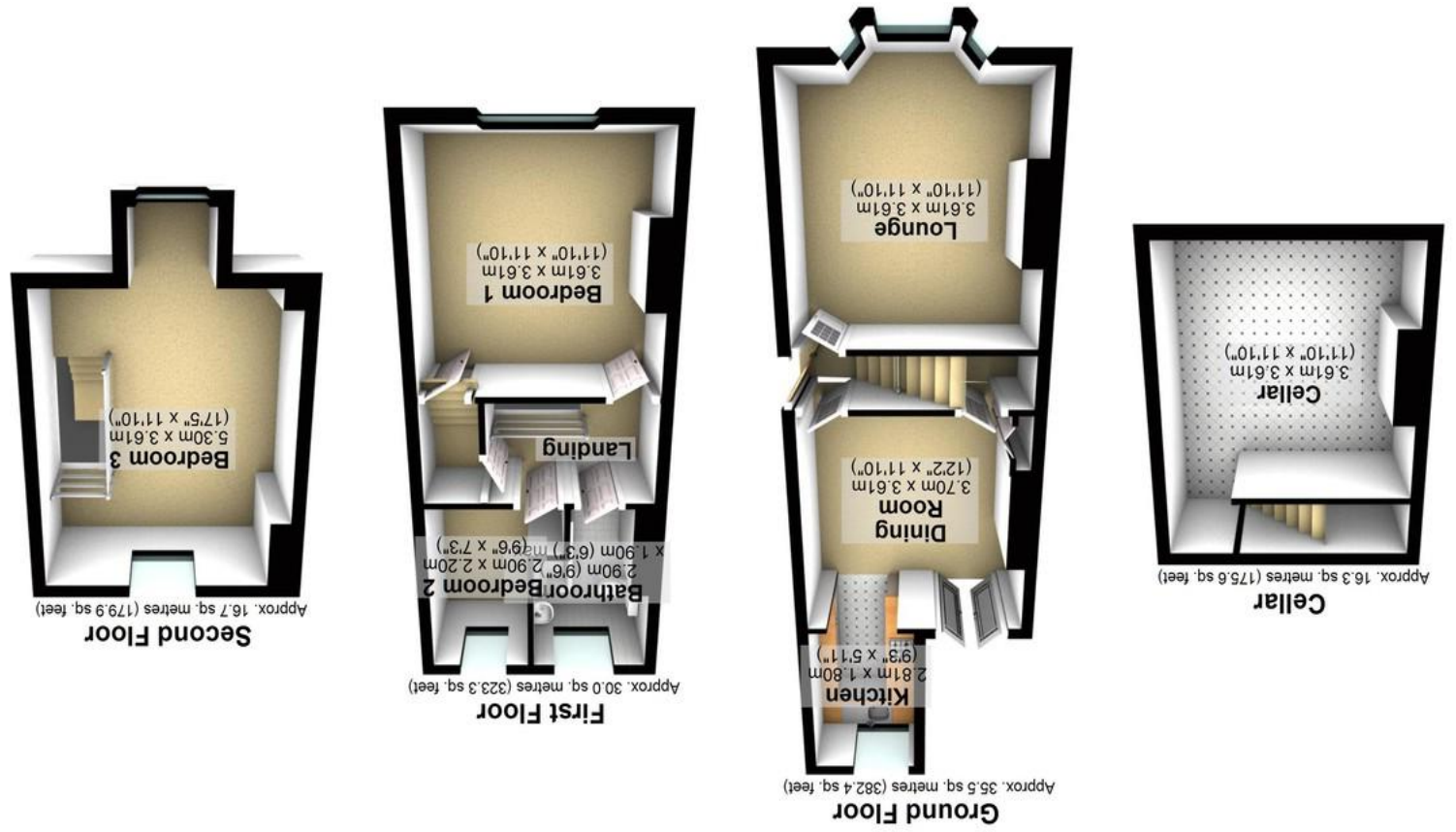


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
A (92+)	87
B (81-91)	
C (69-80)	
D (55-68)	67
E (39-54)	
F (21-38)	
G (1-20)	

EU Directive 2002/91/EC  
England & Wales  
www.epc.eu.com

Total area: approx. 98.6 sq. metres (1061.1 sq. feet)  
All measurements are approximate  
Plan produced using Planip.





15 Osborne Road | Brindiffe | Sheffield | S11 9AY Property Tenure: Freehold

A tastefully presented and very well proportioned, three bedroomed, bay windowed, stone fronted, period Victorian terrace property. Offered to the open market with the benefit of no upward chain and vacant possession on completion, this fabulous property is pitch perfect for the professional couple, first time buyer and young family alike. With three impressive floors of accommodation that total 1,061 sq feet it's easy to say that viewing is absolutely essential to do full justice to this fabulous property. Located on this incredibly popular residential road within the Sheffield eleven post code number 15 is within a short stroll of Nether Edge village feel centre, Sharrow Vale is also on hand and both are packed with independent cafes, restaurants and boutiques, Ofsted rated excellent schooling catchments are available, together with Chelsea park, great public transport links and not forgetting The Peak District is up the road.



**PROPERTY FEATURES**

- THREE BEDROOMED PERIOD TERRACED
- BAY WINDOWED AND REAR OFF SHOT KITCHEN
- PRIVATE REAR GARDEN AND ON ROAD PARKING
- AVAILABLE WITH NO UPWARD CHAIN AND VACANT ON COMPLETION
- HEART OF ULTRA POPULAR BRINCLIFFE
- SHORT STROLL TO NETHER EDGE AND SHARROW VALE
- PERFECT FOR THE FIRST BUY PROFESSIONAL COUPKE OR YOUNG FAMILY
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- THREE FLOORS OF ACCOMMODATION TOTALLING 1,061 SQ FEET
- COUNCIL TAX BAND B LEASEHOLD PROPERTY

**GUIDE PRICE £300,000-£315,000**

