

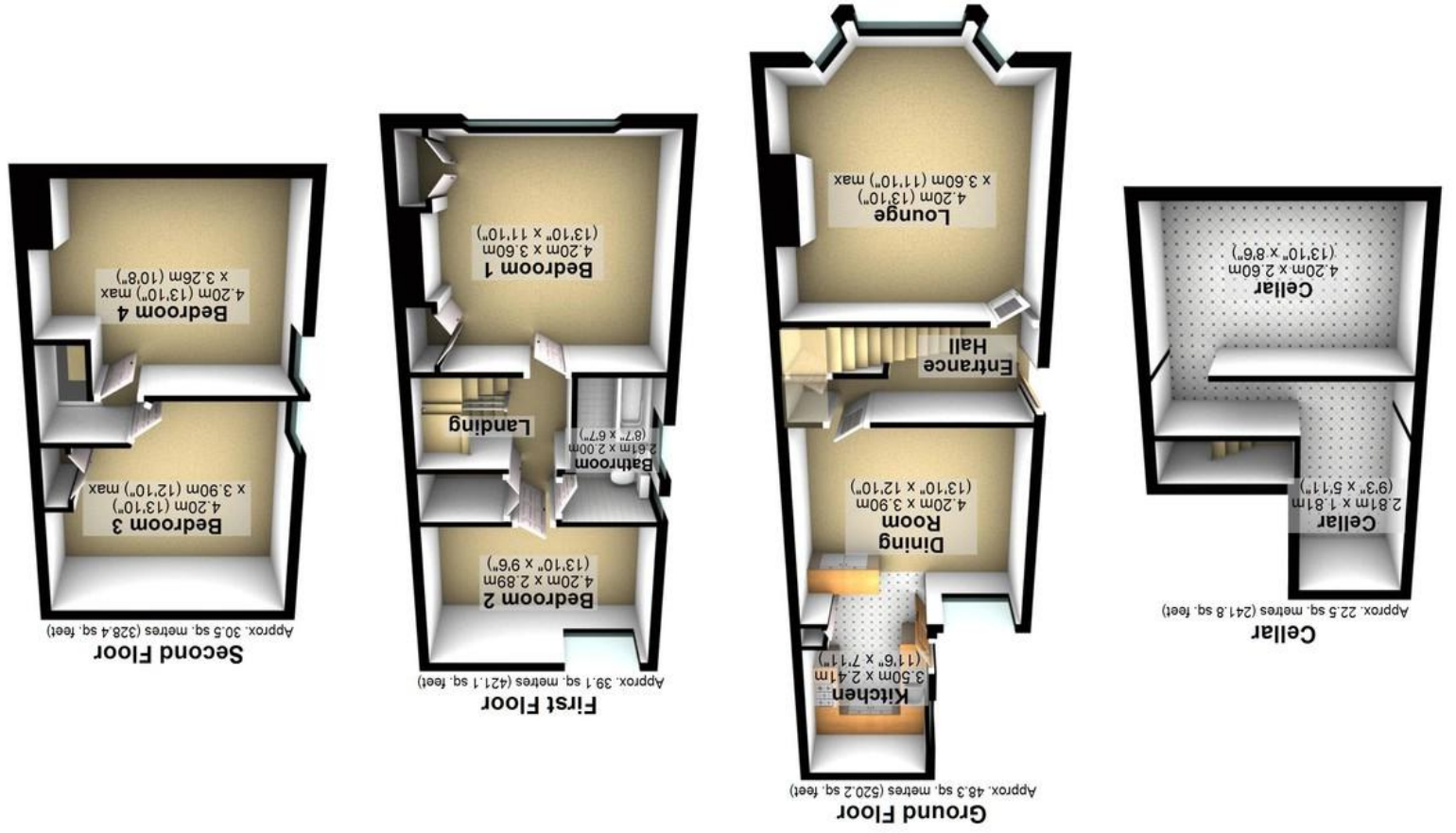
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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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)
Very energy efficient - lower running costs	A (92+)
Current	61
Potential	85

**Energy Efficiency Rating**

Total area: approx. 140.4 sq. metres (1511.5 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp







28 Crescent Road | Nether Edge | Sheffield | S7 1HL

**Property Tenure:** Freehold

An incredibly rare opportunity has arisen to purchase this fabulous four double bed roomed, stone built, period, bay windowed, semi detached family home. With three incredibly spacious floors of accommodation that are flooded with natural light and total an impressive 1,511 sq feet together with further opportunity to look at converting the existing basement if required. Retaining an array of original period features character and charm associated with a property from this era and having been tastefully updated through the years by the current vendors including a log burning stove to the front sitting room. Located in the very heart of ultra popular Nether Edge this beautiful property will be super popular with the growing family market number 28 is offered to the open market with the benefit of no onward chain involved. With off road parking and car port to the front, stunning rear private southerly facing garden, top local schooling catchments are on offer, numerous local amenities can be found on fashionable Abbeydale Road and Nether Edge village centre and of course The Peak District is on the door step.



**PROPERTY FEATURES**

- FOUR DOUBLE BEDROOMED STONE BUILT SEMI DETACHED HOME
- PERFECT FOR THE GROWING FAMILY MARKET
- OFF ROAD PARKING CAR PORT AND SOUTHERLY FACING PRIVATE GARDEN
- HEART OF ULTRA POPULAR NETHER EDGE
- THREE IMPRESSIVE FLOORS OF ACCOMMODATION TOTTALLING 1,511 SQ FEET
- TOP LOCAL SCHOOLING CATCHMENTS ON OFFER
- PERFECT FOR THE GROWING FAMILY MARKET WITH VIEWING ADVISED
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- FASHIONABLE ABBEYDALE ROAD A SHORT STROLL
- FREEHOLD COUNCIL TAX BAND C

