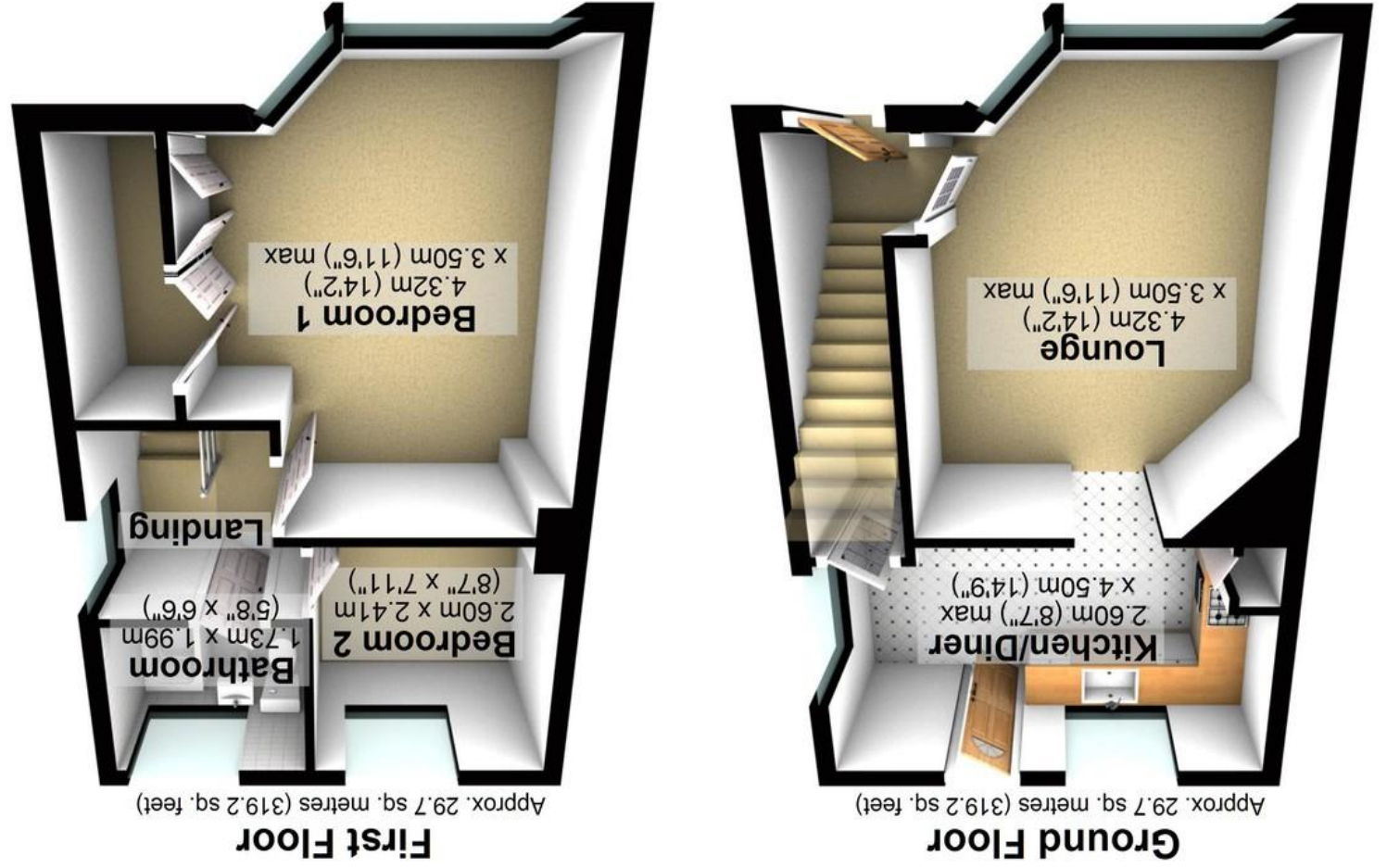


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
68	85
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 59.3 sq. metres (638.5 sq. feet)





7 Edgemount Road | Nether Edge | Sheffield | S7 2BS Property Tenure: Freehold

An absolutely stunning, immaculately presented and very deceptive two double bedroomed, bay windowed semi detached home. Quietly tucked away on this no through road and standing in this elevated position that affords some beautiful views, number 7 will be of particular interest to the professional couple, first time buyer and young family alike, the property has been finished to a super high standard and simply must be viewed internally to be fully appreciated. With a fabulous rear private garden, easy on road parking to the front and feature log burner to the front room. Situated in the heart of this fashionable residential suburb within a few short strolls of Abbeydale Road that boasts an array of independent, eateries, cafes and shops together with Nether Edge village feel centre, Millhouses/Chelsea park's are also close by as are top local schooling catchments including Mercia and not forgetting The Peak District is right next door.



PROPERTY FEATURES

- STUNNING TWO DOUBLE BEDROOMED SEMI DETACHED
- QUIET NO THROUGH ROAD IN THE HEART OF NETHER EDGE
- FABULOUS VIEWS TO THE FRONT
- EASY ON ROAD PARKING AND PRIVATE REAR GARDEN
- LOG BURNING STOVE TO THE SITTING ROOM
- PERFECT FOR THE PROFESSIONAL COUPLE OR YOUNG FAMILY
- SHORT STROLL TO FASHIONABLE ABBEYDALE ROAD
- ELEVATED POSITION ENSURING PRIVACY
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- FREEHOLD COUNCIL TAX BAND B £1,597.42

GUIDE PRICE £240,000-£250,000

