

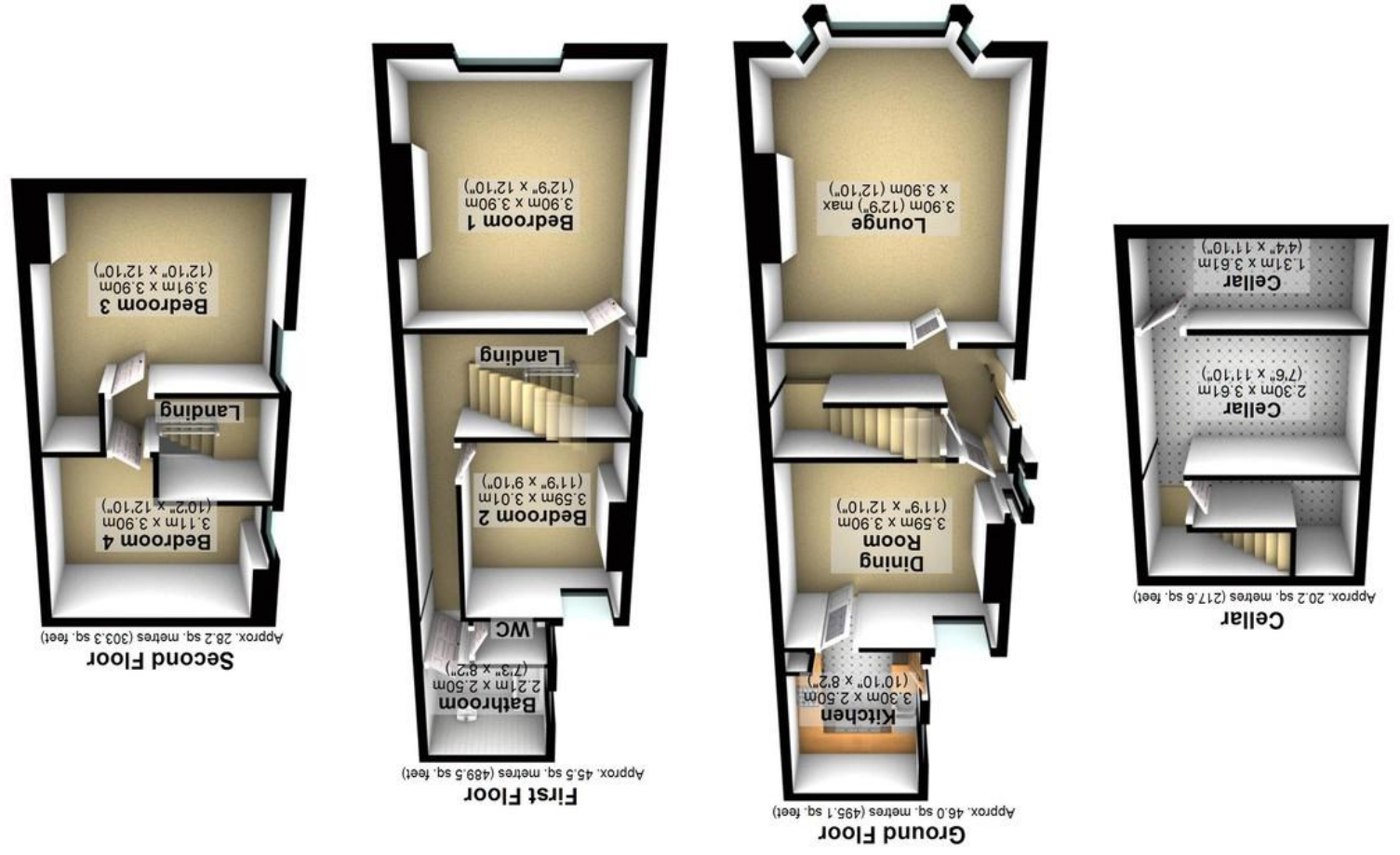
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	46
Potential	81

Energy Efficiency Rating

Total area: approx. 139.9 sq. metres (1505.5 sq. feet)
All measurements are approximate
Plan produced using PlanUp





10 Nether Edge Road | Nether Edge | Sheffield | S7 1RU Property Tenure: Freehold

An incredibly rare opportunity has arisen to purchase this striking four double bed roomed detached home. Standing in an elevated position that ensures a huge degree of privacy to both the front and rear. Offering a unique proposition and with three floors of super spacious accommodation together with a double rear off shot and newly fitted roof. Being of particular interest to the professional couple or family market alike number 10 is located in the very centre of the village-like feel of Nether Edge with its buzzing array of independent cafes, eateries and shops. Along with Chelsea park on the door step, well regarded school catchments are also on offer and The Peak District is just up the road. Retaining numerous beautiful period features, character and charm associated with a property from this era it's easy to say that viewing is essential to do full justice to this wonderful home.



- PROPERTY FEATURES**
- FOUR DOUBLE BEDROOMED DETACHED HOME
 - ELEVATED POSITION ENSURING PRIVACY TO BOTH THE FRONT AND REAR
 - RECENTLY INSTALLED NEW ROOF
 - DOUBLE REAR OFF SHOT
 - INCREDIBLY RARE OPPORTUNITY TO MARKET
 - WELL SOUGHT AFTER SCHOOLING CATCHMENTS
 - HEART OF THE VILLAGE FEEL NETHER EDGE
 - CLOSE TO AMENITIES AND CHELSEA PARK
 - VIEWING ADVISED TO DO FULL JUSTICE
 - PERFECT FOR BOTH THE FAMILY AND PROFESSIONAL COUPLE
- GUIDE PRICE £400,000-£415,000**

