

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
78	55

EU Directive 2002/91/EC
www.epcau.com





23 Glen Road | Nether Edge | Sheffield | S7 1RA

Property Tenure: Leasehold

An absolutely stunning, immaculately presented and incredibly deceptive three double bed roomed, two bathroomed, Victorian, bay windowed, semi detached family. Having been transformed to the very highest of standards by the current vendors with absolutely no expense spared to create this incredible finish that has been super careful to retain the original features, character and charm associated with a property from this era and effortlessly combines them with a cool, contemporary twist. Pitch perfect for the growing family market number 23 enjoys three sumptuous floors of accommodation that total an impressive 1,622 sq feet together with a private sun trap garden, potential to easily create off road parking to the front as neighbouring properties have done so. Located in the very heart of ultra popular Nether Edge and set away from the hustle and bustle yet a short stroll and you arrive to village feel centre that is packed with independent cafes, restaurants and shops. Chelsea park is close by and Ofsted rated excellent schooling catchments are also available.



PROPERTY FEATURES

- STUNNING THREE DOUBLE BEDROOMED VICTORIAN SEMI DETACHED
- RECENTLY FINISHED TO THE HIGHEST OF STANDARDS
- ORIGINAL FEATURES MEET CONTEMPORARY DESIGN
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- THREE INCREDIBLE FLOORS OF ACCOMMODATION TOTALLING 1,621 SQ FEET
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS
- HEART OF ULTRA POPULAR NETHER EDGE
- VILLAGE FEEL CENTRE WITHIN A SHORT STROLL
- VIEWING ESSENTIAL TO DO FULL JUSTICE TO THE STYLE AND FINISH ON OFFER

