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**31 Gatefield Road, Nether Edge**

Sheffield

**Guide Price £365,000 - £375,000**



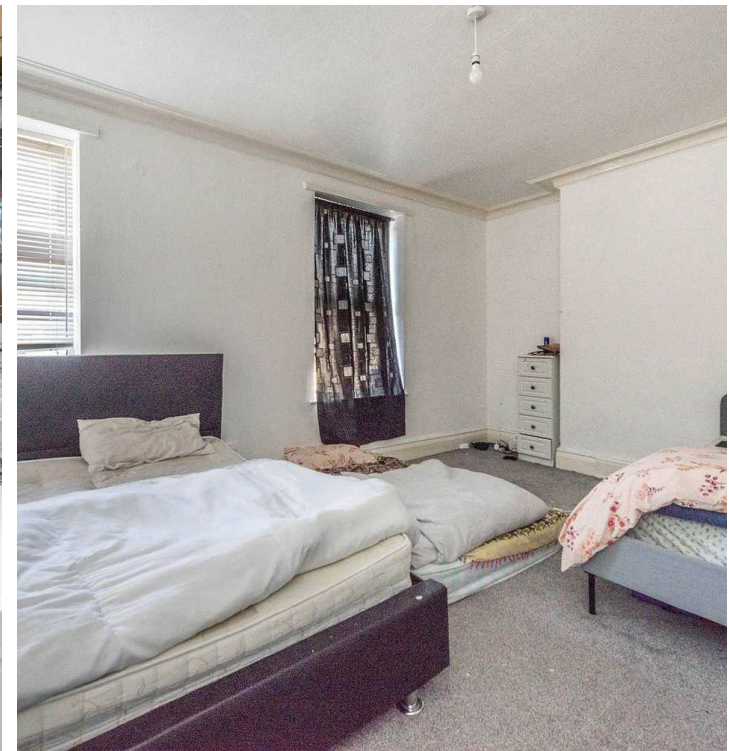
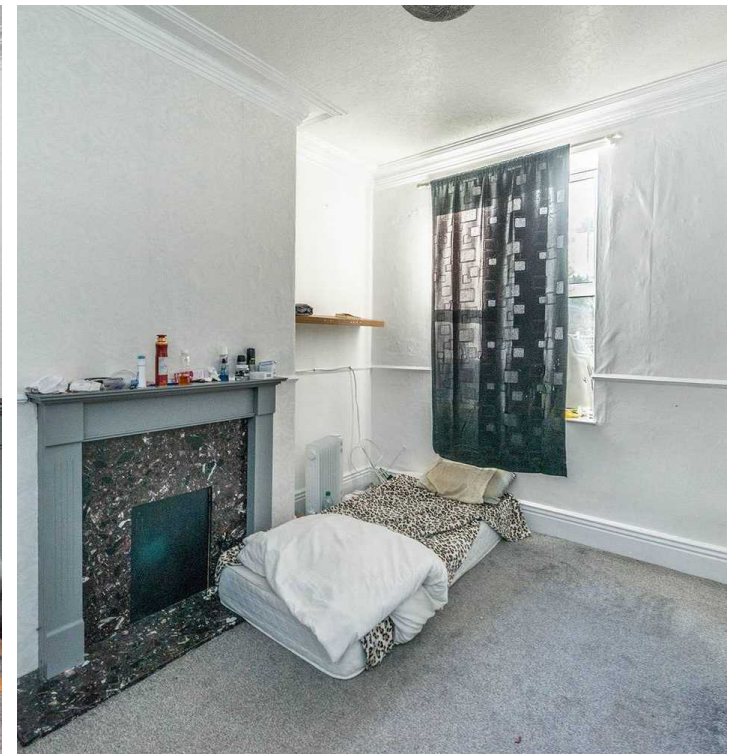
# 31 Gatefield Road

Nether Edge, Sheffield

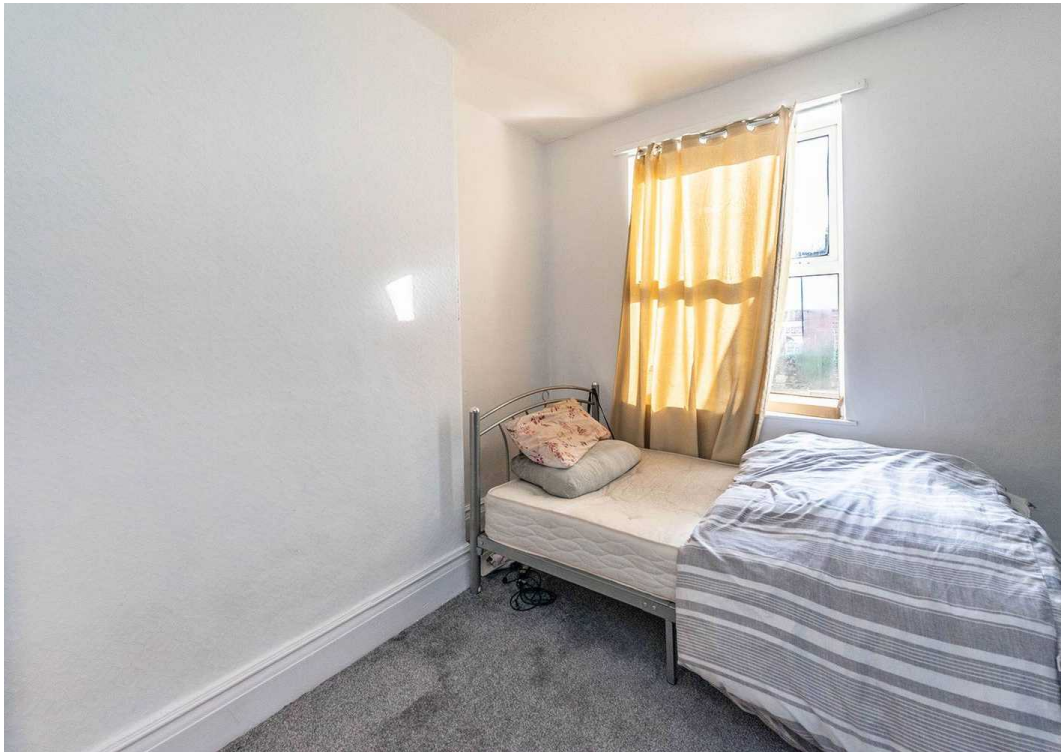
We are pleased to present this spacious five-bedroom Victorian mid-terraced house, offering a perfect blend of character and charm associated with a property from this era. Situated in the heart of the highly sought-after Sheffield Seven postal code area, this bay-windowed stone fronted property boasts three large and spacious floors of accommodation, totalling an impressive square footage. This property is ideal for families or investors, as it comes to market with the benefit of no onward chain and vacant possession. Previously utilised as a successful buy-to-let property, its potential is undeniable. The location offers excellent local schooling options, including Carter Knowle Juniors and the newly formed Mercia Secondary School, catering to educational needs. Conveniently located, the property is a short stroll from the trendy Nether Edge Village Centre and the independent amenities of Abbeydale Road. Moreover, the house is nestled in a peaceful one-way road.

Council Tax band: C Tenure: Leasehold

- FIVE BEDROOM PERIOD BAY WINDOWED STONE FRONTED MID TERRACE
- THREE LARGE AND SPACIOUS FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE... SQ FT
- AVAILABLE TO MARKET WITH THE BENEFIT OF NO ONWARD CHAIN AND VACANT POSSESSION
- PERFECT FOR THE FAMILY MARKET OR INVESTOR AS ITS PREVIOUSLY BEEN USED AS A SUCCESSFUL BUY TO LET
- EXCELLENT LOCAL SCHOOLING CATCHMENTS INCLUDING CARTER KNOWLE JUNIORS AND THE NEWLY FORMED MERCIA SECONDARY



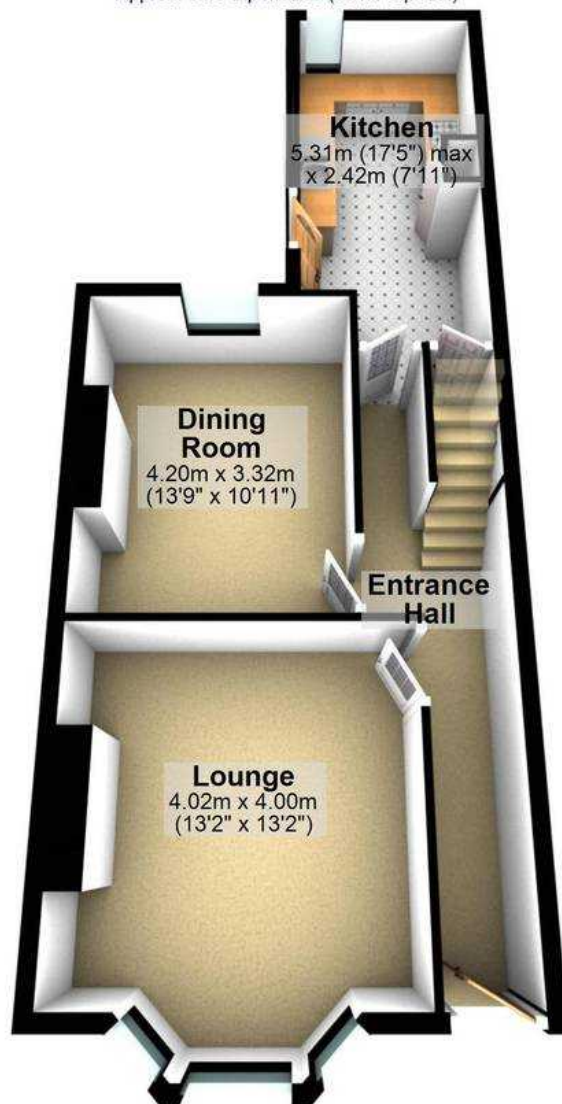






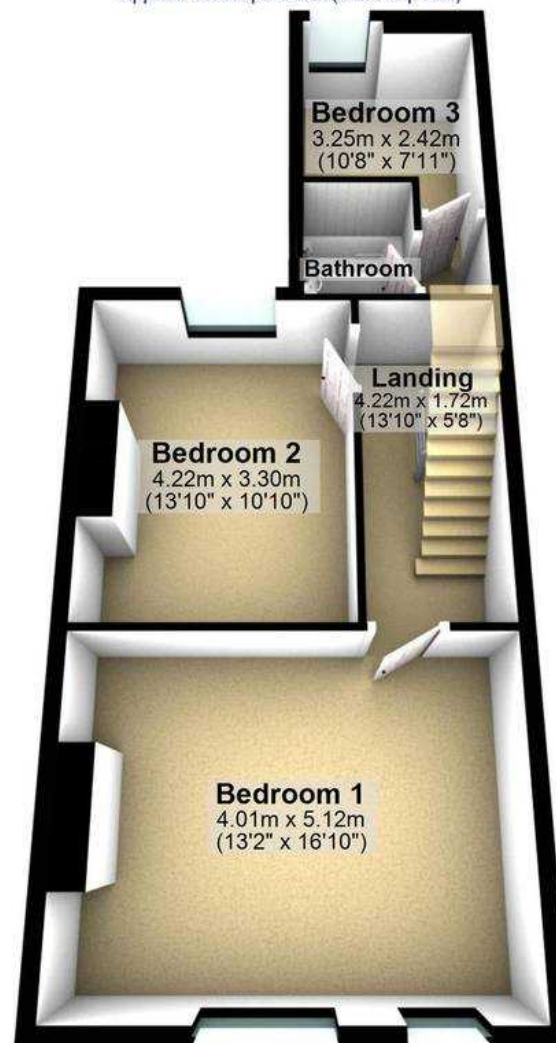
### Ground Floor

Approx. 54.3 sq. metres (584.1 sq. feet)



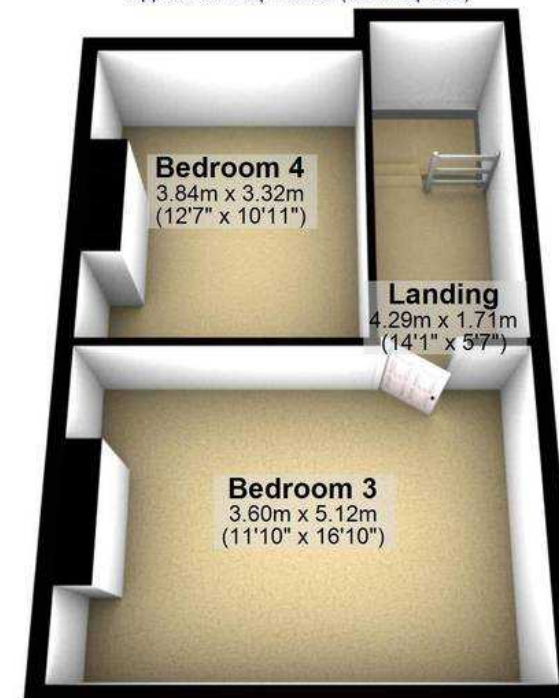
### First Floor

Approx. 53.9 sq. metres (579.7 sq. feet)



### Second Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



Total area: approx. 147.5 sq. metres (1587.7 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.