



**WHITEHORSES**

Buy. Sell. Let. Relax!

0114 268 8533  
info@whitehorses.com  
www.whitehorses.com

**41 Wath Road, Nether Edge**

Sheffield

Guide Price **£295,000**



# 41 Wath Road

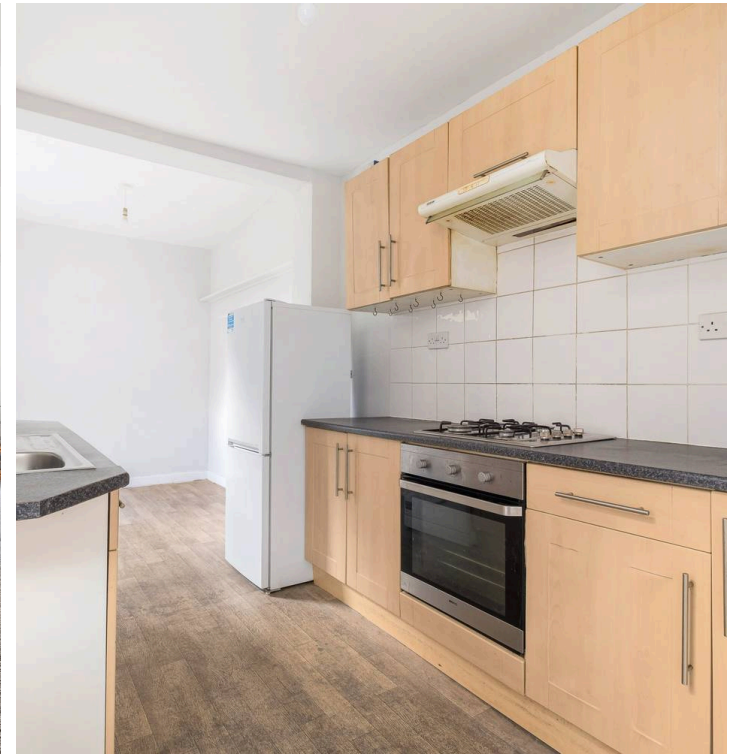
Nether Edge, Sheffield

A fantastic opportunity has arisen to take possession of this stunning three double bedroomed mid-terraced, bay windowed property. In need of some modernisation but retaining many of its original features this property offers a versatile range of accommodation that will suit any buyer. Having been extended to the rear as well as boasting a double off-shot this property will be the perfect home for growing families. Sitting in the heart of one of Sheffield's most sought after suburbs with Abbeydale Roads many local shops, cafes and restaurants only a short stroll away. Briefly consists of entrance hallway, dining room, lounge, extended kitchen, three double bedrooms and family bathroom. Outside is ample on street parking and to the rear is a private rear garden.

Council Tax band: A

Tenure: Leasehold

- THREE BEDROOMED MID-TERRACED PROPERTY
- EXTENDED TO THE REAR AS WELL AS HAVING A DOUBLE OFF-SHOT
- BAY WINDOWED AND HAS A WEALTH OF ORIGINAL FEATURES
- IN NEED OF SOME MODERNISATION
- PERFECT FAMILY HOME
- CLOSE TO ABBEYDALE ROAD
- SITS IN THE CATCHMENT OF MERCIA SCHOOL
- PRIVATE REAR GARDEN
- EARLY VIEWING ADVISED
- NO ONWARD CHAIN

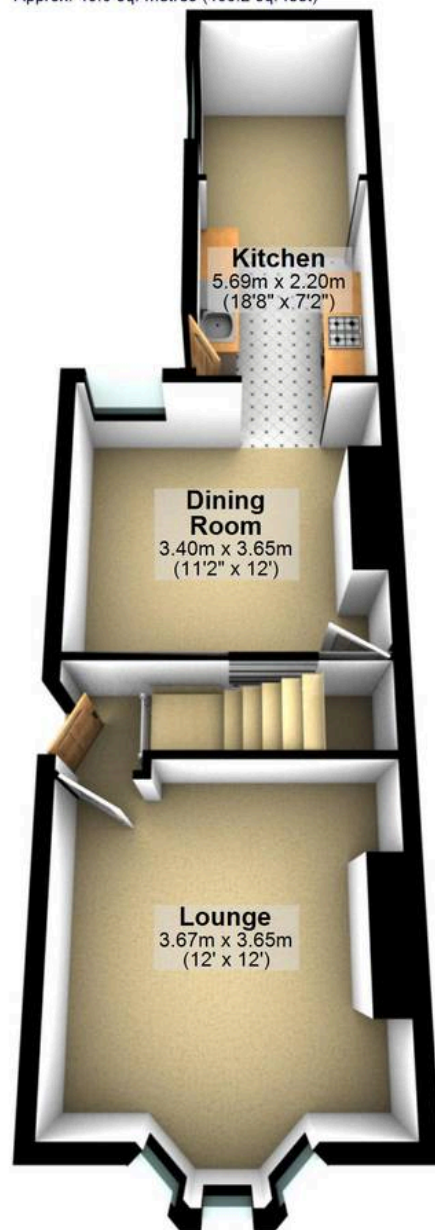






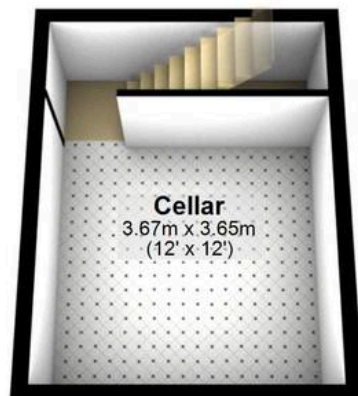
## Ground Floor

Approx. 43.0 sq. metres (463.2 sq. feet)



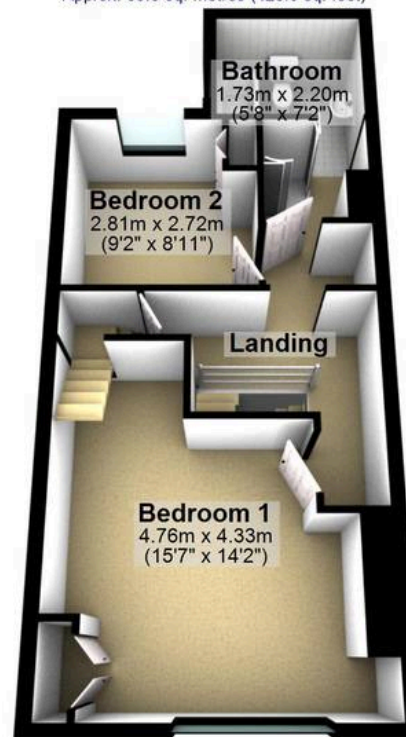
## Cellar

Approx. 17.4 sq. metres (187.4 sq. feet)



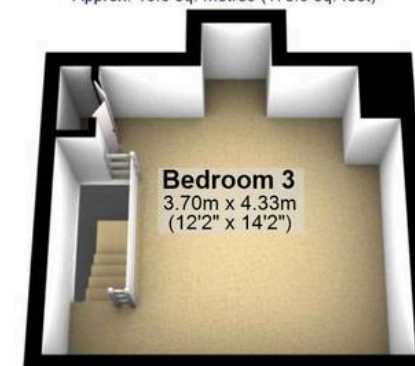
## First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



## Second Floor

Approx. 16.6 sq. metres (178.5 sq. feet)



Total area: approx. 116.8 sq. metres (1257.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

**41 WATH ROAD**