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74 Wath Road, Nether Edge

Sheffield

Offers in Region of £265,000

# 74 Wath Road

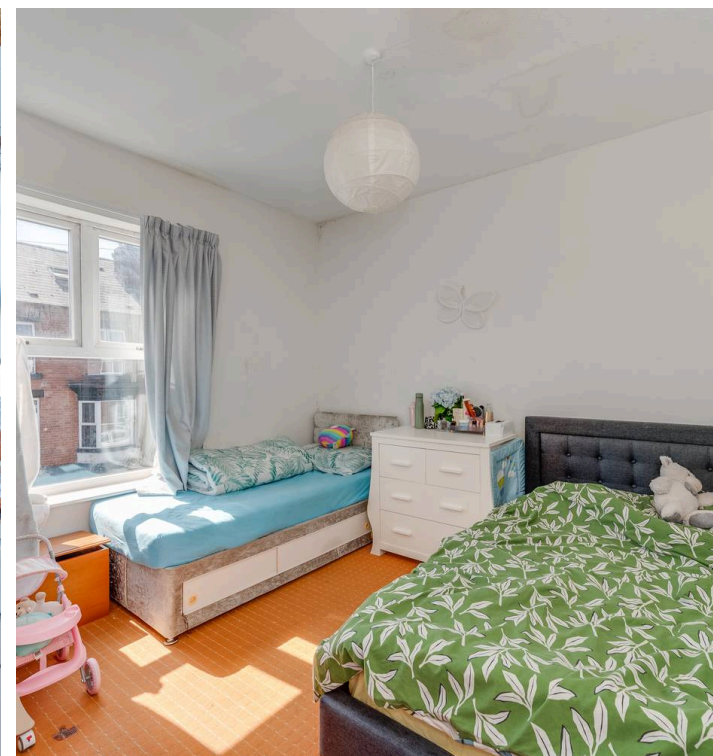
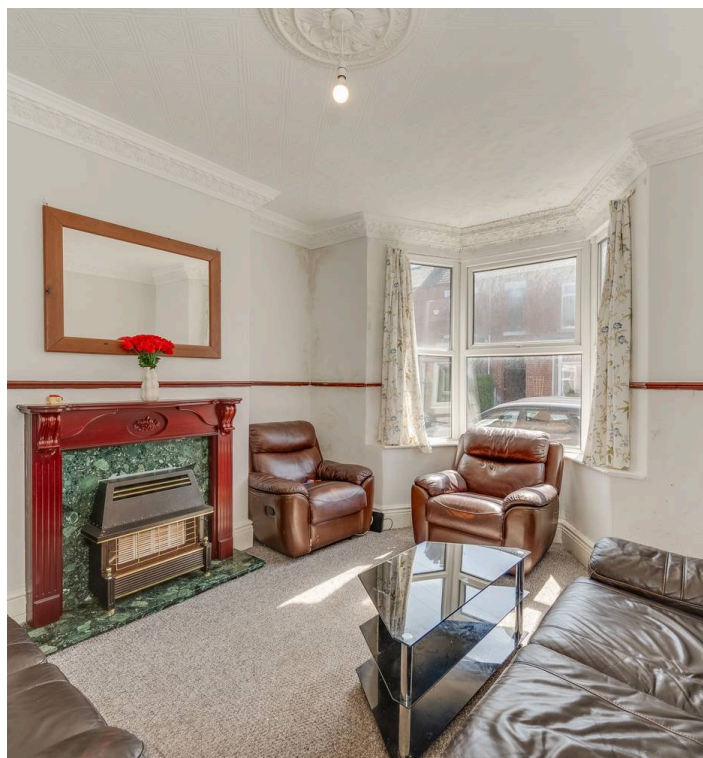
Nether Edge, Sheffield

This lovely three double bedroom, bay windowed Victorian mid-terraced property presents an exceptional opportunity for buyers seeking spacious and versatile accommodation in the heart of highly desirable Nether Edge. Arranged over three light and airy floors, the house offers an impressive 1,158 square feet of living space, with a double rear off-shot and the added benefit of a passageway to the first floor, enhancing both flow and functionality. Available to the market with no upward chain and vacant possession, the property is well-suited for first-time buyers or young families looking to personalise their new home and add value over time. The interiors are filled with natural light, thanks to the generous bay window and high ceilings, creating a welcoming atmosphere throughout. Each of the three double bedrooms provides ample space for furnishings and storage, while the layout offers flexibility for a growing

Council Tax band: A

Tenure: Leasehold

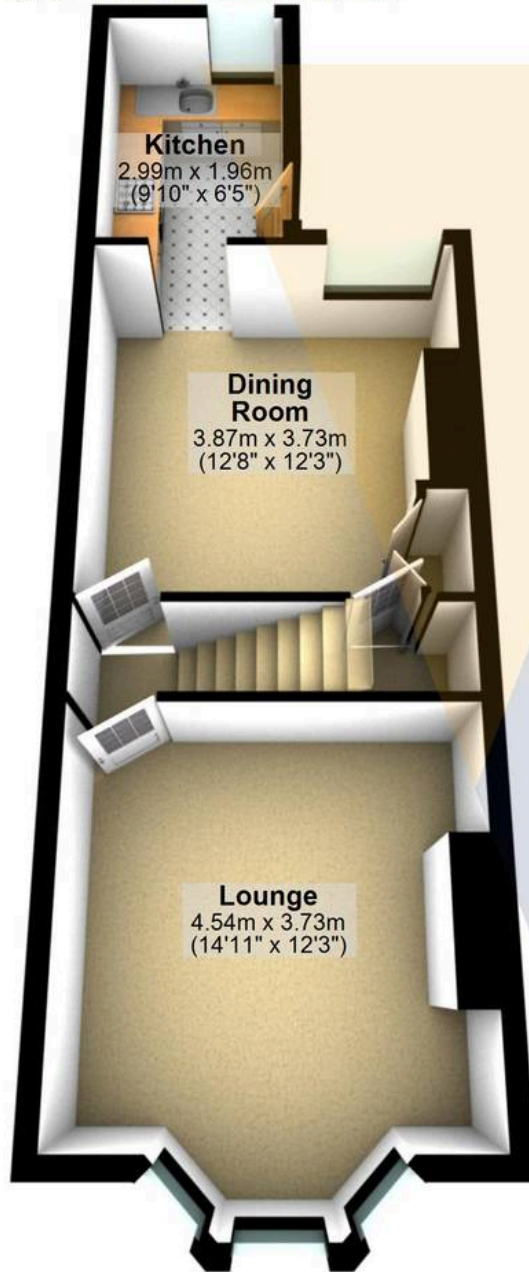
- THREE DOUBLE BEDROOM BAY WINDOWED VICTORIAN TERRACED PROPERTY
- DOUBLE REAR OFF SHOT AND BENEFITTING FROM THE PASSAGEWAY TO THE FIRST FLOOR
- THREE SPACIOUS LIGHT AND AIRY FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,158 SQ FEET
- AVAILABLE TO MARKET WITH THE HUGE BENEFIT OF NO UPWARD CHAIN INVOLVED AND VACANT POSSESSION
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING THE RENOWNED MERCIA SECONDARY
- PLENTY OF SCOPE TO ADD PERSONALISATION AND





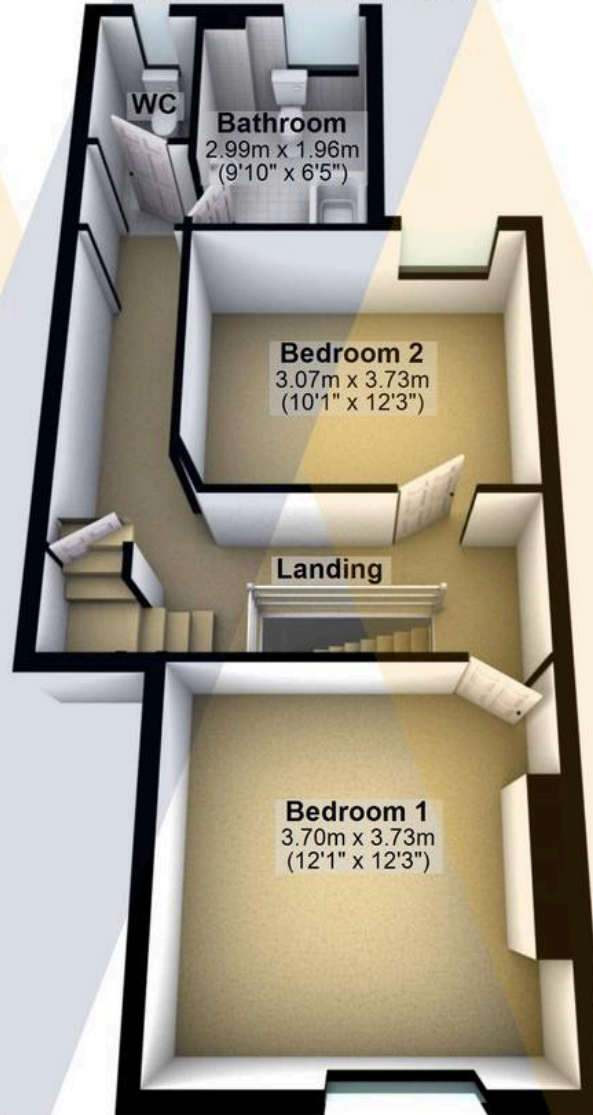
## Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



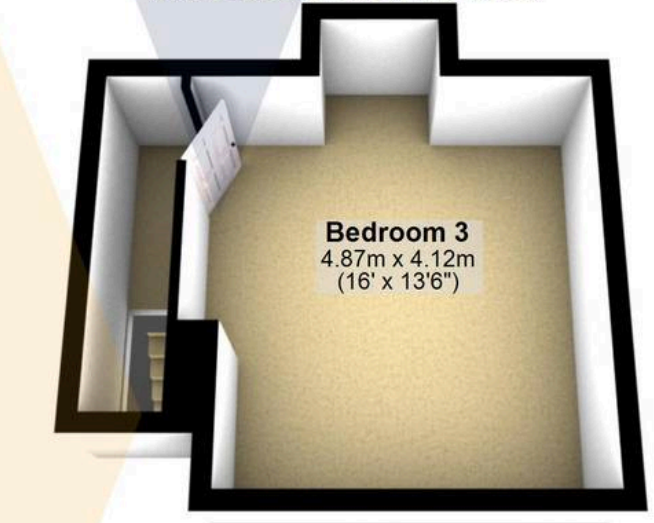
## First Floor

Approx. 48.2 sq. metres (519.3 sq. feet)



## Second Floor

Approx. 20.9 sq. metres (225.0 sq. feet)



Total area: approx. 107.6 sq. metres (1158.7 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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