



74 South View Road, Nether Edge

Sheffield

Guide Price £250,000 - £260,000

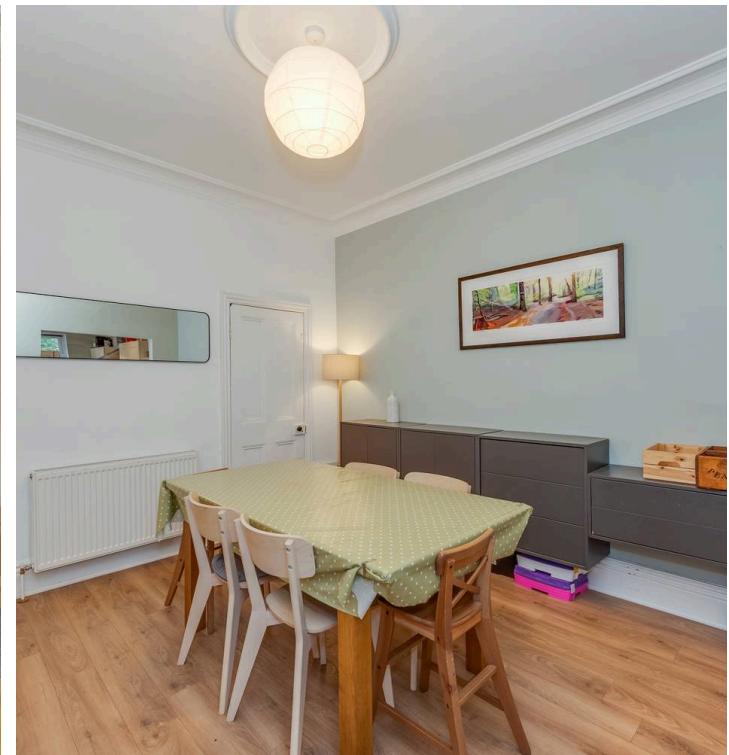
74 South View Road

Nether Edge, Sheffield

This stunning three double bedroom Victorian villa terraced home offers one of the largest layouts of its type, boasting a rare double rear off-shot with a bathroom positioned over the kitchen. Set across three light-filled floors and totalling a generous 1,389 square feet, the property has been finished to an exceptional standard by the current vendors, blending contemporary style with charming period features throughout. The ground floor welcomes you with an inviting entrance hallway, leading to a spacious and elegantly appointed living room with original cornicing and a feature fireplace. The separate dining area flows seamlessly into the modern kitchen, which is equipped with quality appliances and ample storage. Upstairs, there are three generous double bedrooms arranged over two floors, all beautifully presented and flooded with natural light.

Council Tax band: C Tenure: Leasehold

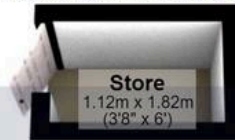
- STUNNING THREE DOUBLE BEDROOM VICTORIAN VILLA TERRACED HOME
- OFFERING ONE OF THE LARGEST STYLES OF THIS PARTICULAR TYPE OF PROPERTY THAT BENEFITS FROM A DOUBLE REAR OFF SHOT WITH BATHROOM OVER THE KITCHEN
- FINISHED THROUGHOUT TO A REALLY HIGH STANDARD BY THE CURRENT VENDORS THAT PROVIDES A MODERN VIBE MIXED WITH PERIOD FEATURES SEAMLESSLY
- THREE LIGHT FILLED FLOORS OF ACCOMMODATION TOTALLING A SUPER IMPRESSIVE 1,389 SQ FEET
- EXCELLENT SCHOOLING CATCHMENTS AVAILABLE INCLUDING THE RENOWNED OFSTED RATED SECONDARY OF MERCIA





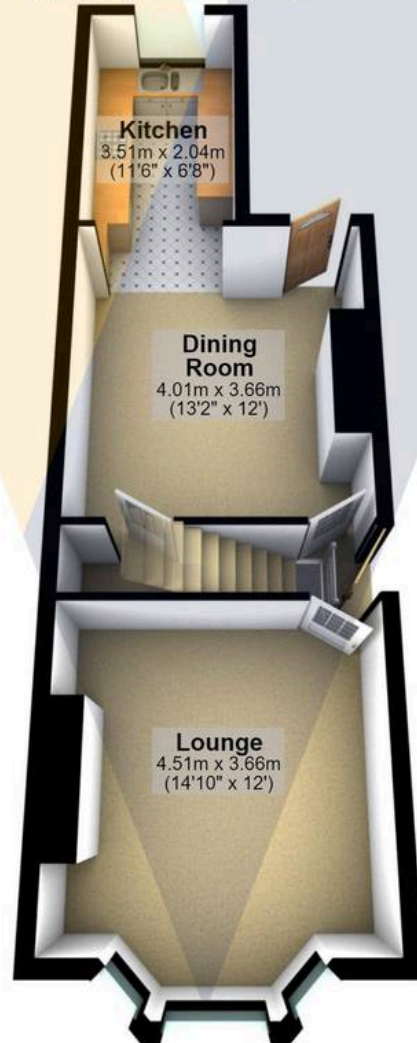
Outbuilding

Approx. 2.0 sq. metres (22.0 sq. feet)



Ground Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



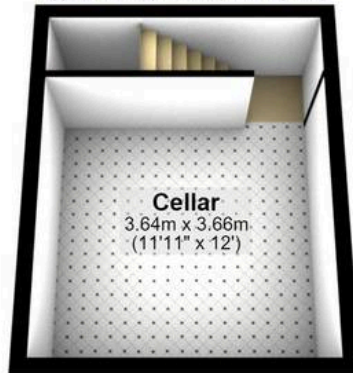
Second Floor

Approx. 19.7 sq. metres (212.2 sq. feet)



Cellar

Approx. 16.6 sq. metres (178.8 sq. feet)



Total area: approx. 121.5 sq. metres (1307.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

74 South View Road



WHITEHORNES

Buy. Sell. Let. Relax!

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