



WHITEHORNES

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www.whitehorns.com

141 Sandford Grove Road, Nether Edge, Sheffield Guide Price £300,000 - £315,000

141 Sandford Grove Road, Nether Edge

Enjoying some truly spectacular views to the rear is this well presented and incredibly deceptive three bedroomed semi detached family home. Offering vast potential to explore a lower ground floor conversion to the existing basement and further extend the the side, rear and loft as neighbouring properties have already done so (subject to planning). Perfect for the growing family market looking to create a forever home it's easy to say that viewing is absolutely essential to fully appreciate the potential on offer. With off road parking, single garage and rear garden number 141 represents a rare opportunity to market and is located in the heart of one of Sheffields most sought after suburbs.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMED SEMI DETACHED
- FABULOUS VIEWS TO THE REAR
- OFF ROAD PARKING AND SINGLE GARAGE
- HEART OF ULTRA POPULAR NETHER EDGE/BRINCLIFFE
- POTENTIAL TO FURTHER EXTEND AS NEIGHBOURS HAVE DONE SO SUBJECT TO PLANNING
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS
- PERFECT FOR THE GROWING FAMILY MARKET
- VIEWING ADVISED TO SEE FULL POTENTIAL ON OFFER
- LARGE UNDER HOUSE AREA THAT IS PERFECT FOR CONVERSION
- FREEHOLD PROPERTY AND COUNCIL TAX BAND B







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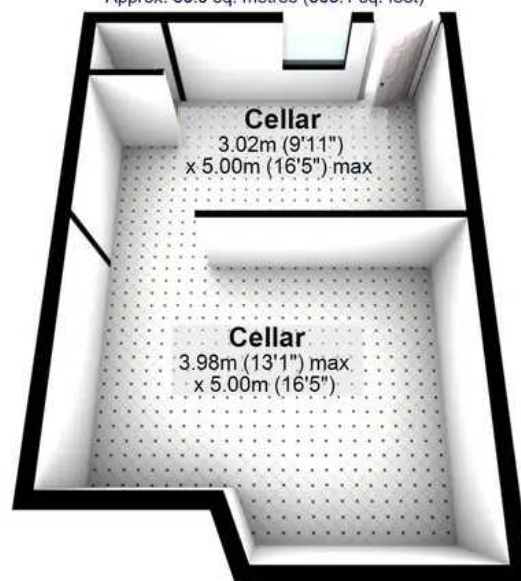
Garage

Approx. 11.9 sq. metres (127.9 sq. feet)



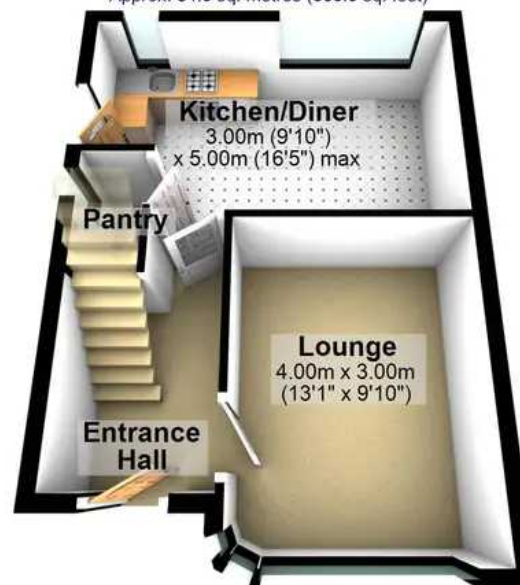
Cellar

Approx. 33.9 sq. metres (365.1 sq. feet)



Ground Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



Total area: approx. 113.8 sq. metres (1224.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.