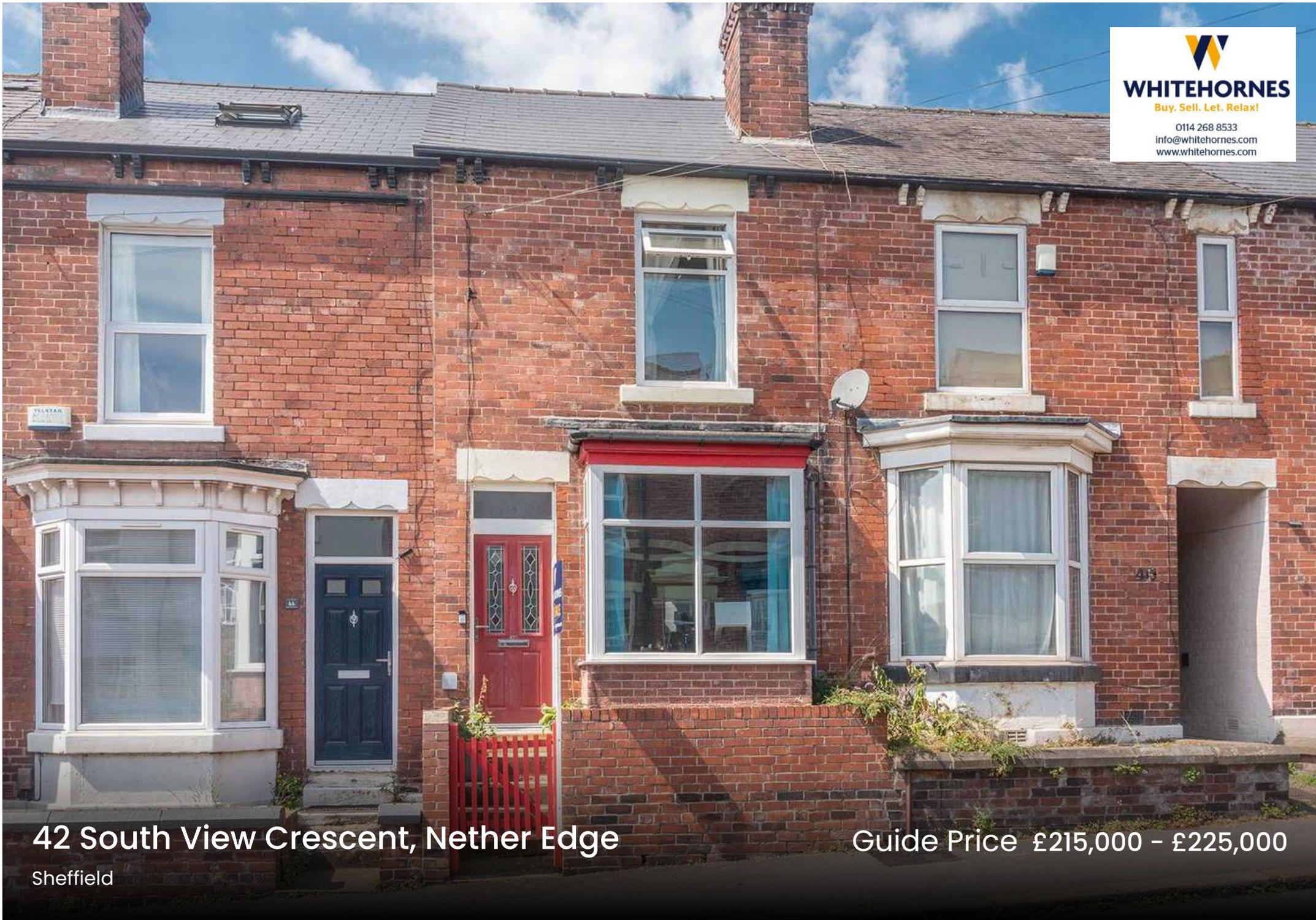




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**42 South View Crescent, Nether Edge**

Sheffield

Guide Price £215,000 - £225,000

# 42 South View Crescent

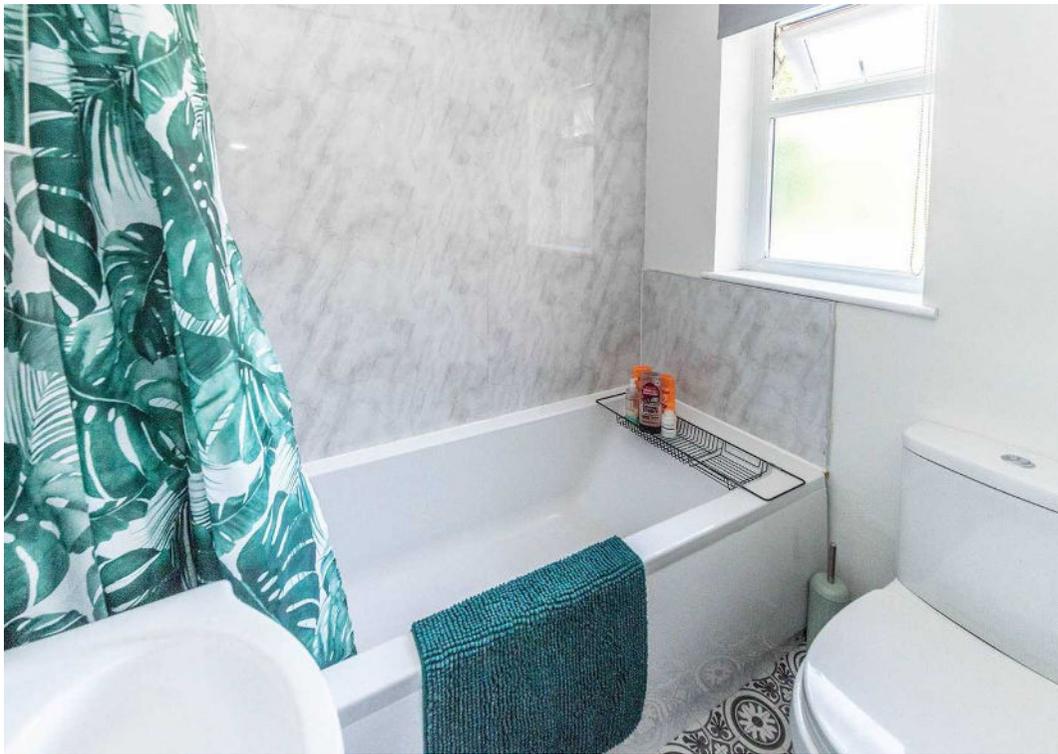
Nether Edge, Sheffield

An absolutely beautiful, two double bedroom, bay windowed, Victorian terraced property. Finished internally to the highest of standards with no expense spared to create this lovely light, spacious and modern feel throughout. With a rear extension that incorporates the bathroom together with an entrance lobby this design ensures both bedrooms are super sized doubles to the upper level. Enjoying a newly installed roof, full PVC double glazing and combination boiler this property is sure to be a hit with the professional couple, first time buyers and young family alike, it's easy to say that viewing is essential to do full justice. Quietly tucked away on this well sought after residential within the very heart of ultra popular Nether Edge number 42 is within a short walk of fashionable Abbeydale Road and the village centre of Nether Edge that offer up an array of independent cafes, eateries and shops along with central Sheffield being close by.

Council Tax band: A Tenure: Freehold

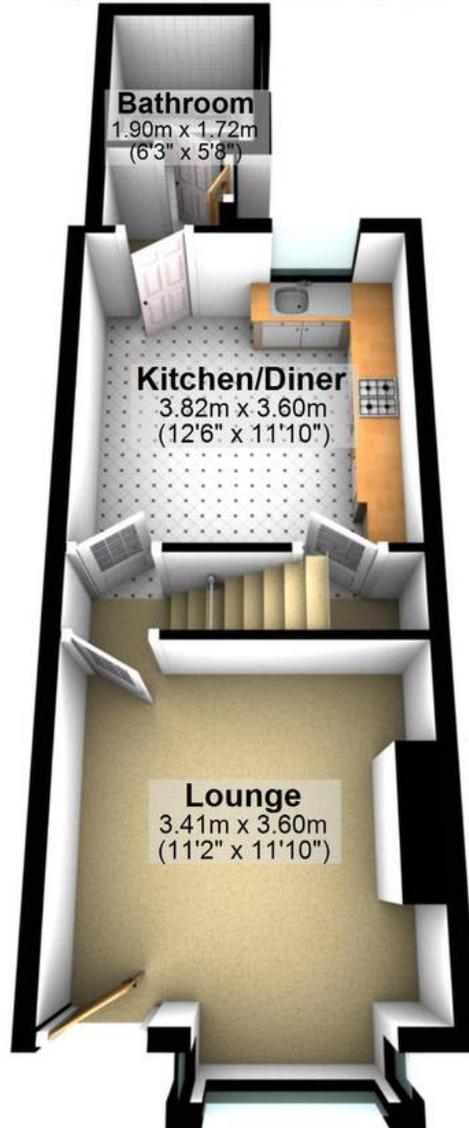
- FABULOUS TWO DOUBLE BEDROOM BAY WINDOWED VICTORIAN TERRACE
- EXTENDED GROUND FLOOR WITH NEWLY CONTEMPORARY BATHROOM SUITE
- TWO FLOORS OF SPACIOUS AND LIGHT ACCOMMODATION
- PERFECT FOR THE FIRST TIME BUYER PROFESSIONAL COUPLE OR YOUNG FAMILY
- WELL SOUTH AFTER LOCATION IN THE HEART OF NETHER EDGE
- FASHIONABLE ABBEYDALE ROAD WITH ITS ARRAY OF INDEPENDENT CAFES AND EATERIES ON THE DOORSTEP
- EXCELLENT LOCAL SCHOOL CATCHMENTS INCLUDING MERCIA SECONDARY





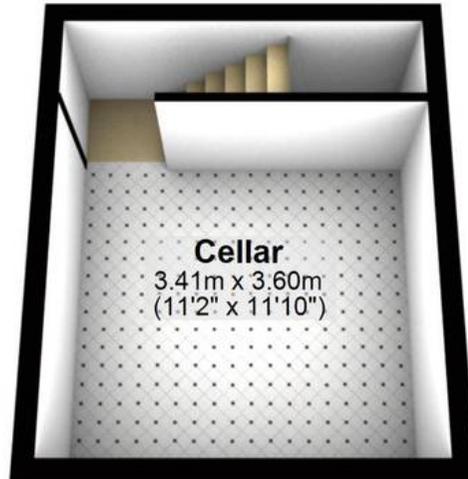
## Ground Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



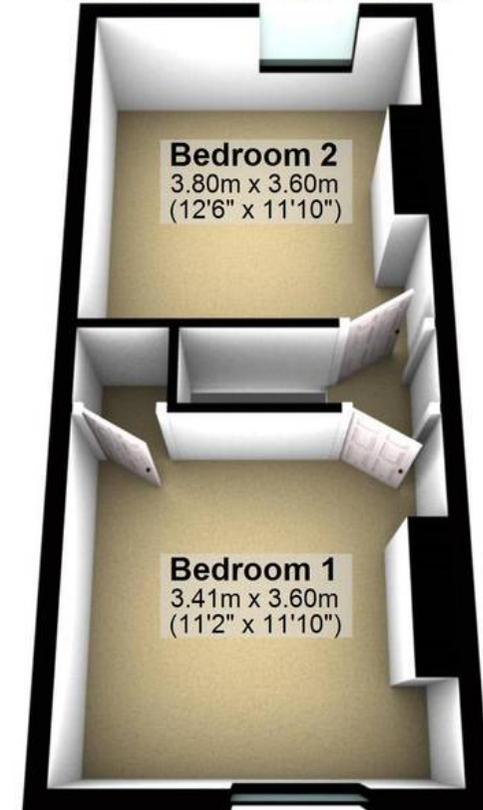
## Cellar

Approx. 15.5 sq. metres (167.1 sq. feet)



## First Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



Total area: approx. 79.4 sq. metres (854.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



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