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**29 Empire Road, Nether Edge**

Sheffield

**Guide Price £260,000 - £270,000**



# 29 Empire Road

Nether Edge, Sheffield

A fabulous three bedroom bay windowed, Victorian terraced property. With three wonderful floors of spacious and light accommodation totalling an impressive 1,148 sq feet along with easy on road parking to the front, lovely rear garden that benefits from a secure lock up store that's ideal for bikes. Retaining a wealth of the original period features, character and charm associated with a property from this era and having been modernised by the current vendors this lovely home will sure to be a hit with the professional couple, first time buyers or young family market alike. Quietly tucked away on this well sought after residential road within the very heart of ultra popular Nether Edge number 29nis within a short stroll of fashionable Abbeydale Road and the village feel centre of Nether Edge that offer up an array of independent cafes, eateries and shops. The property is also sits within catchment for excellent schools including Mercia secondary and it's also worth noting Chelsea park Council Tax band: A

Tenure: Leasehold

- WELL PRESENTED AND PROPORTIONED THREE BEDROOM MID BAY WINDOWED VICTORIAN TERRACED
- HEART OF ULTRA POPULAR NETHER EDGE SUBURB
- SHORT STROLL TO FASHIONABLE ABBEYDALE/LONDON ROAD AND CENTRAL NETHER EDGE
- PERFECT FOR THE PROFESSIONAL COUPLE, FIRST BUY, OR YOUNG FAMILY ALIKE
- THREE FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,146 SQ FEET
- REAR GARDEN WITH SECURE LOCK UP FACILITY FOR BIKES ETC EASY ON ROAD PARKING TO THE FRONT



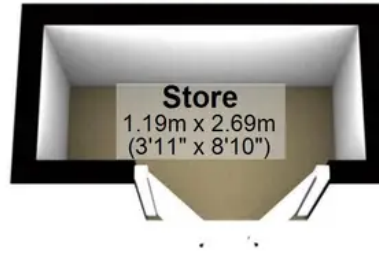






## Outbuilding

Approx. 3.2 sq. metres (34.3 sq. feet)



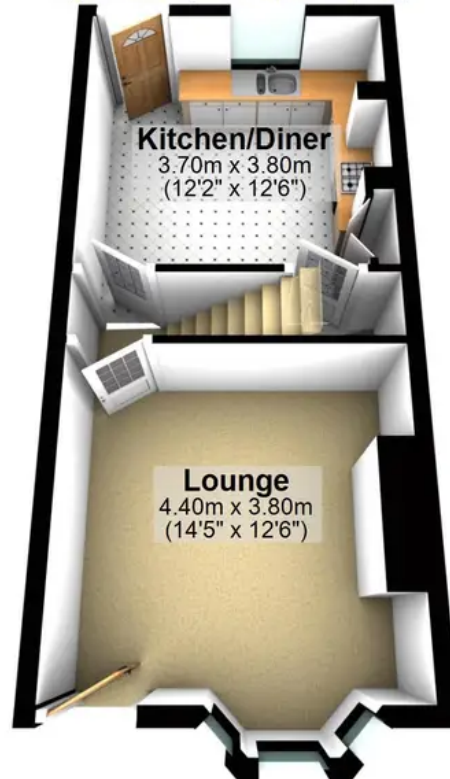
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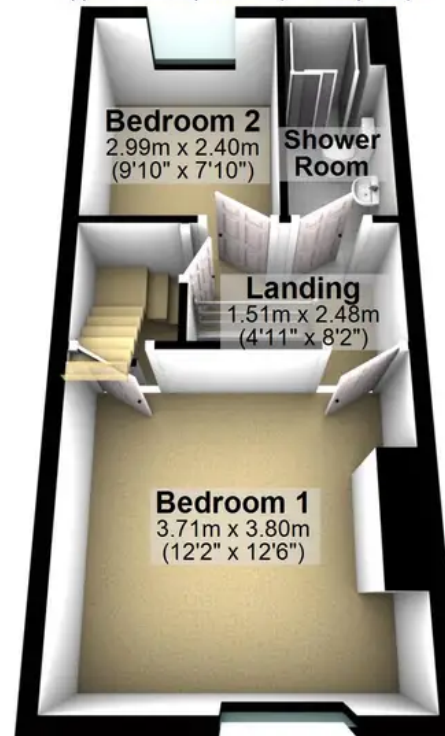
## Ground Floor

Approx. 32.2 sq. metres (346.2 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.1 sq. feet)



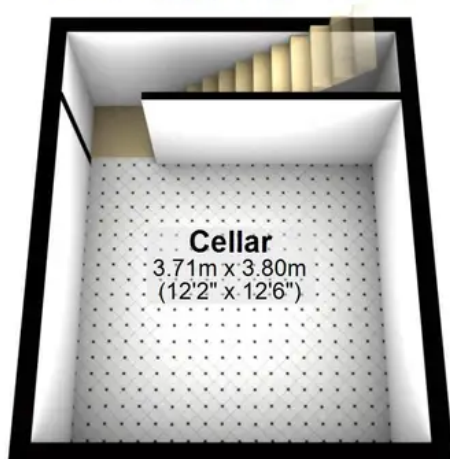
## Second Floor

Approx. 21.7 sq. metres (233.6 sq. feet)



## Cellar

Approx. 17.5 sq. metres (188.5 sq. feet)



Total area: approx. 106.5 sq. metres (1146.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.