



20 Barmouth Road, Nether Edge, Sheffield, S7 2DH



# 20 Barmouth Road

## Nether Edge

Offers Around

# £375,000

A much larger than average and well presented five bedroom/two bathroom mid-terrace located on this little known cul-de-sac in the heart of the popular Sheffield Antiques Quarter, within walking distance of amenities, transport links and schools in nearby Nether Edge, Abbeydale and Ecclesall.

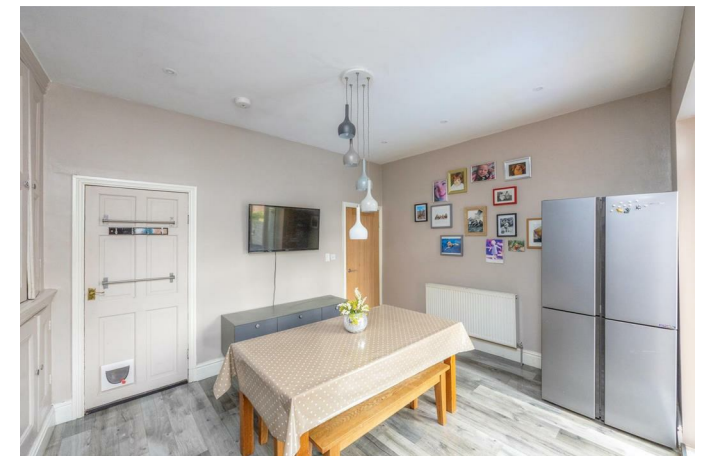
The property has been upgraded to a good standard by the current owners and enjoys spacious accommodation briefly comprising: Side entrance lobby with stairs to the first floor. A large bay windowed family lounge with feature fireplace and modern decor. The rear of the property encompasses the modern dining kitchen with a range of units, integrated appliances and ample dining space. Cellar ideal for storage. French doors lead onto the garden.

To the first floor and enjoying accommodation over the passage is the master bedroom with stylish en suite, double bedroom two and a modern family bathroom with W.C, wash basin, bath and shower. A further staircase rises to three good sized single bedrooms with Velux windows and a further shower room.

Outside is a private garden with no third party access over, artificial lawn, seating area and summer house.



- Larger Than Average Mid Terrace Property
- Five Bedrooms/Three Bathrooms
- Stylishly Presented Throughout
- Ideal For A Family With Spacious Living Accommodation
- Private Low Maintenance Garden
- Quiet Cul-De-Sac Location In The Popular Antiques Quarter
- Close To Sought After Locations Of Nether Edge, Abbeydale and Ecclesall
- Council Tax Band A/EPC Rating TBC
- Leasehold 800 Years From 25 December 1897
- Viewing Via Banner Cross Office







**Cellar**  
 Floor area 20.0 m<sup>2</sup>  
 (215 sq.ft.)

**Ground Floor**  
 Floor area 39.8 m<sup>2</sup>  
 (428 sq.ft.)

**First Floor**  
 Floor area 41.9 m<sup>2</sup> (451  
 sq.ft.)

**Second Floor**  
 Floor area 32.3 m<sup>2</sup> (347  
 sq.ft.)

**TOTAL: 133.9 m<sup>2</sup> (1,442 sq.ft.)**

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