



45, Kenbourne Road, Nether Edge, Sheffield, Yorkshire, S7 1NJ



Kenbourne Road

Nether Edge

Asking Price

£375,000

For sale with NO CHAIN is this immaculate, recently refurbished, three bedroom family home located on this popular tree lined road in Nether Edge.

The accommodation briefly comprises: A welcoming entrance hallway with understairs storage cupboard. A large, bright and spacious through lounge/diner with French doors and electric wall mounted fireplace. The separate kitchen enjoys a wide range of modern fitted units with integrated oven and electric hob with extractor over, built in dishwasher and space for a washing machine and fridge/freezer. To the first floor are two double bedrooms, both having fitted wardrobes and a further generous single bedroom three. Loft ideal for storage.

The current owners modernised the property in 2019 including new flooring throughout, new kitchen and bathroom, re-wire, re-plastering throughout and a new combination boiler.

Outside there is a driveway and garden to the front leading to a good sized garage. The rear garden is spacious, well stocked with established plants and importantly very private having a lawn and patio.

Kenbourne Road is well situated for easy access to a wealth of amenities in Nether Edge, Ecclesall Road and Sharrow Vale as well as within easy reach of first class schools, regular transport links and a short distance from the Peak District.



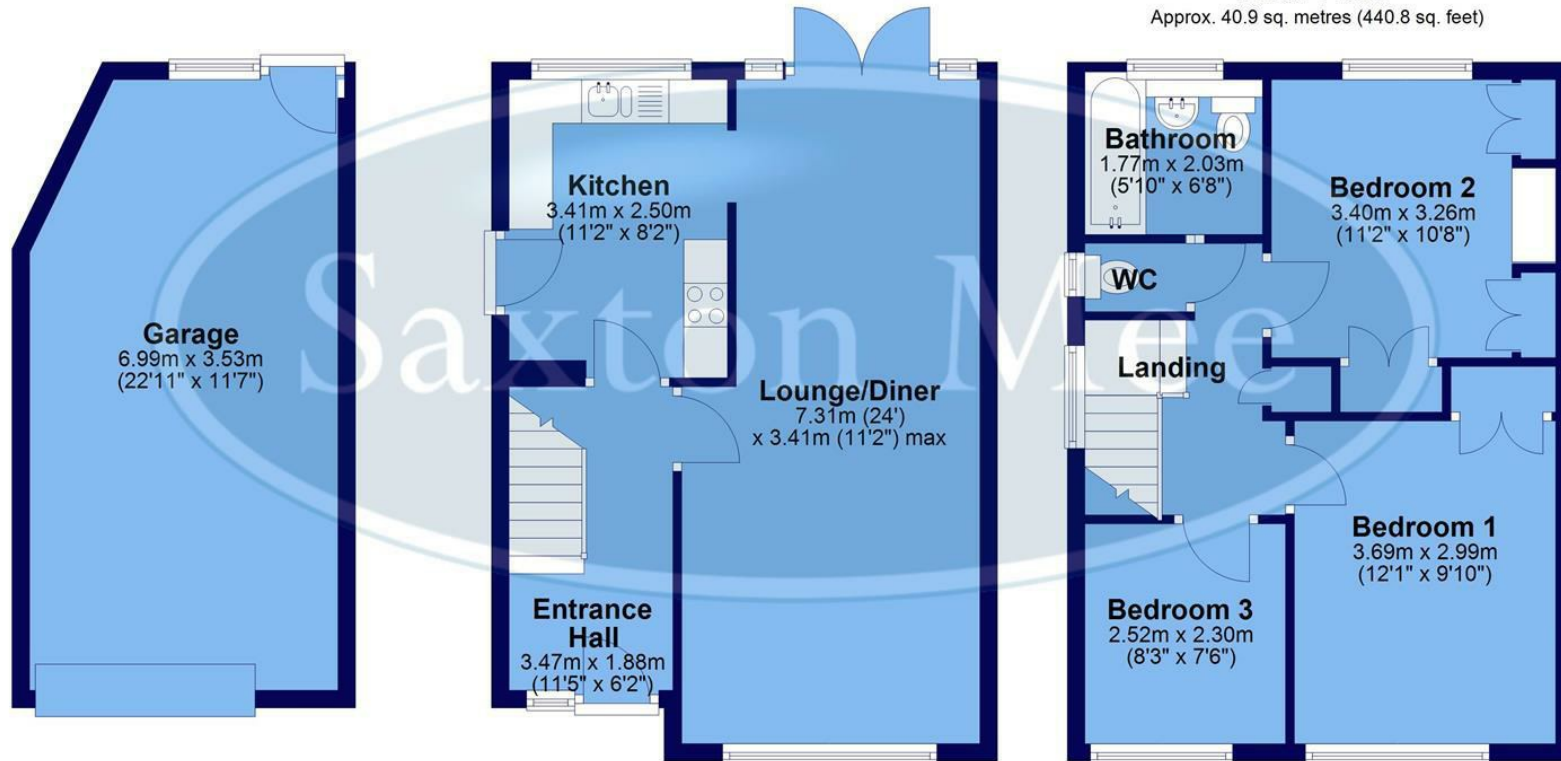
- Sought After Tree Lined Street
- Immaculately Presented Throughout
- Modern Kitchen And Bathroom Suites
- Excellent Schools Nearby
- Close To Amenities And Excellent Transport Links
- Ideal Family Home
- Tenure: Leasehold - 744 Years Remaining
- Council Tax: Band C
- EPC Rating: C
- Viewing Via Banner Cross Office





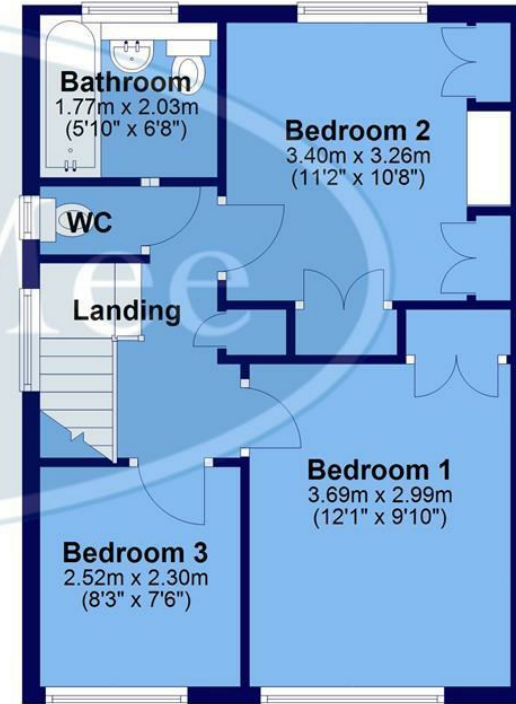
Ground Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.8 sq. feet)



Total area: approx. 104.4 sq. metres (1123.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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