



87 Tavistock Road, Nether Edge, Sheffield, S7 1GF

Saxton Mee

87 Tavistock Road

Nether Edge

Offers Over

£295,000

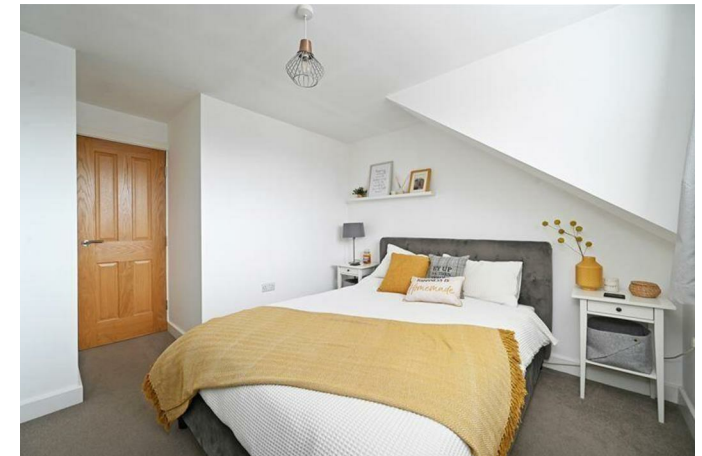
Immaculately presented 4 bedroom townhouse located in the popular area of Nether Edge, with a wealth of amenities, bars and restaurants within walking distance. Arranged over 3 floors, with modern decor and an impressive, landscaped rear garden, this property is ideal for a young family or professional couple alike.

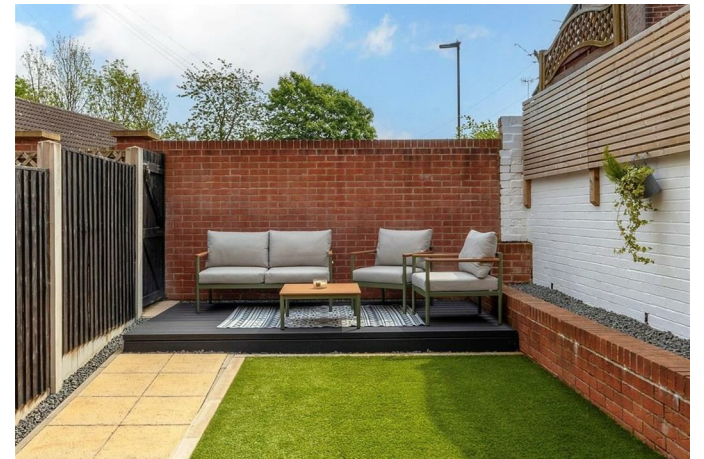
The accommodation comprises: Entrance hallway with stairs to the first floor. Contemporary fitted kitchen benefitting from a range of units including integrated washing machine, dishwasher, oven and hob with space for a fridge/freezer. Spacious lounge/diner to the rear with French doors overlooking a newly landscaped, private rear garden with composite decking area perfect for entertaining. Downstairs cloakroom/W.C. First floor features two double bedrooms, fully tiled modern family bathroom. The landing provides two useful storage cupboards, one housing the boiler. Stairs rise to a second floor offering two further double bedrooms - one fitted with bespoke built in wardrobes - separate shower room, and access to the fully boarded attic.

Externally, there is a gated courtyard to the front which creates privacy from the road. An impressive rear garden features level artificial lawn boarded with sleepers, composite deck and stone patio area which is private and enclosed benefitting from no third party access and a rear gate.



- Four Good Sized Bedrooms
- Spacious Lounge/Diner with French Doors
- Landscaped and easy to maintain, enclosed rear garden
- Modern decor throughout
- First class location close to amenities
- A short distance from both the City and the Peak District
- Useful storage space
- EPC Rating: B / Council Tax: Band B
- Leasehold: 400 years from 01/01/2017
- Viewing Via Banner Cross Office





87 TAVISTOCK ROAD

APPROXIMATE GROSS INTERNAL AREA = 91.3 SQ M / 983 SQ FT



Illustration for identification purposes only,
measurements are approximate, not to scale.

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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