

Saxton Mee



Sharrow View Nether Edge Sheffield S7 1ND
Offers Around £650,000



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****CASH BUYERS ONLY**** This strikingly attractive stone built, six/seven bedroom, semi-detached Victorian house offers exciting potential and is located within the highly sought after Conservation area of Nether Edge S7. Set over four levels and measuring more than 3150 square feet, the property offers versatile living accommodation which may suit a variety of buyers. Currently the lower ground is arranged as a self-contained apartment which could be suitable for a dependent relative or as a potential source of income. The ground floor has a second kitchen/diner, two large reception rooms, and an entrance hall that is accessed via a porch/lobby from the front door. On the first floor there are three double bedrooms, a family bathroom, and a shower room. From the landing area, stairs lead to the second floor which currently comprises two double bedrooms, a further bathroom, and another kitchen diner. The property further benefits from beautiful south-east facing gardens, off road parking, and solar panels. A full internal inspection is essential to fully appreciate this substantial and impressive property.

- CASH BUYERS ONLY
- VERSATILE ACCOMMODATION THROUGHOUT
- HUGE EXCITING POTENTIAL
- SOUTH-EAST FACING REAR GARDEN
- OFF-ROAD PARKING
- SOUGHT AFTER LOCATION
- SIX/SEVEN BEDROOMS
- FOUR BATH/SOWER ROOMS
- CONSERVATION AREA
- CLOSE TO AMENITIES





OUTSIDE

To the front is a block paved driveway providing off-road parking for at least two cars. Access down the side of the property leads to the surprisingly large rear garden which includes a paved patio, lawn area, a greenhouse, and well established beds that have an abundance of plants, shrubs and trees.

LOCATION

Located close to the the city centre of Sheffield, Sharrow View is conveniently located for the two Universities and main city hospitals including the two private hospitals (Claremont and Thornbury). Ecclesall Road is a short journey with its vast array of cafés, restaurants, bars and shops with Sharrow Vale also providing some superb independent outlets and which hosts a regular Sunday farmers market. There are good transport links with numerous bus links nearby and within a short drive West from here, you will find yourself in the beautiful open spaces of the Peak National Park.

MATERIAL INFORMATION

The property is Leasehold with a term of 125 years running from the 4th June 1996.
Council Tax Band TBC.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

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Total area: approx. 292.7 sq. metres (3151.0 sq. feet)
 All measurements are approximate
 Plan produced using Planica

Crookes
Hillsborough
Stocksbridge

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 82 Middlewood Road, Sheffield S6 4HA
 462 Manchester Road, Sheffield S36 2DU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91)	A		
(61-80)	B		
(41-60)	C		
(21-40)	D		
(1-20)	E		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		60	79
EU Directive 2002/91/EC			