



Nethergreen Road Nether Green Sheffield S11 7EH
Price Guide £325,000

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GUIDE PRICE £325,000-£350,000**PERIOD FEATURES** MULTI-FUEL STOVE**

Located within the sought after area of Nether Green is this deceptively spacious, stone fronted mid terraced house. Beautifully presented throughout, the property enjoys some fabulous period features, and benefitting from four excellent sized bedrooms, it makes this an ideal family home situated close to some extremely popular schools. The accommodation measures almost 1300 square feet in total, and on the ground floor briefly comprises a bay windowed living room which has plantation shutters, original coving and a ceiling rose, along with a Morso multi-fuel stove, a dining room to the rear aspect that has an ornate fireplace with an open fire, alcove shelving, French doors to the garden, and Amtico flooring. From here there is access to the cellar head, and an opening to the extended kitchen which has a range of painted kitchen units, ample worktop space, and a range of integrated appliances including a fridge, freezer, washing machine, slimline dishwasher, a double oven, and a gas hob. On the first floor there is a double bedroom to the front aspect that has fitted wardrobes and plantation shutters, a smaller double to the rear aspect that is currently used as a study and also has plantation shutters, and a spacious family bathroom that has a roll top free standing bath with a rain shower, a wash hand basin and a WC. From the landing area stairs lead to the second floor where you will find two further double bedrooms which each have dormer windows and plantation shutters.

- STONE FRONTED MID TERRACED HOUSE
- SOUGHT AFTER LOCATION
- SUPERB FAMILY HOME
- EXCELLENT SCHOOL CATCHMENT
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- PERIOD FEATURES
- BEAUTIFULLY PRESENTED
- SOUTH FACING AT REAR
- CLOSE TO AMENITIES





OUTSIDE

To the front the property is set back from the pavement by way of a small garden area which has a low fence on top of a stone wall. At the rear is a south facing low maintenance paved garden which has a pergola/chair swing, a wood store, a secure cupboard, and access via a secure gate to the rear.

LOCATION

Nethergreen Road runs between Fulwood Road and Hangingwater Road and leads into the city centre via Oakbrook and Rustlings Road. As part of and at the junctions of all three roads are a range of excellent amenities covering a petrol station, a number of convenient and popular shops including a Tesco Express, eateries and with pubs within walking distance from the property. The house falls in the catchment area and walking distance of a number of Ofsted highly rated schools.

Within a short walk are local parks, Bingham, Endcliffe Park and Whitley Woods. Regular bus services offer links into Sheffield City Centre and in the opposite direction are the glorious open space of the Peak District.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1898.
The property is currently Council Tax Band B.

VALUER

Chris Spooner

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.



Total area: approx. 118.4 sq. metres (1274.4 sq. feet)

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

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