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WHITEHORNES  
FOR SALE



40 Machon Bank Road, Nether Edge

Sheffield

Guide Price £360,000 – £380,000

# 40 Machon Bank Road

Nether Edge, Sheffield

Standing in this superb elevated position ensuring privacy is this immaculately presented and very well proportioned three good sized bedroomed semi detached family home. With two garages and parking to the front which is a real rarity in this suburb, this superb property will appeal hugely to the growing family market and young professional couple alike. With spacious, light and well appointed accommodation currently arranged on two floors that total an impressive 1,277 sq feet, the property must be viewed to be fully appreciated and is located within the very heart of Nether Edge one of Sheffield's most sought after and desirable residential suburbs, close to numerous independent shops, restaurants and cafes within the village feel centre, well regarded school catchments including Mercia secondary. The Peak District and central Sheffield. In brief the property comprises entrance hall, through sitting/dining room, kitchen, three generous sized bedrooms and bathroom.

Council Tax band: B Tenure: Freehold

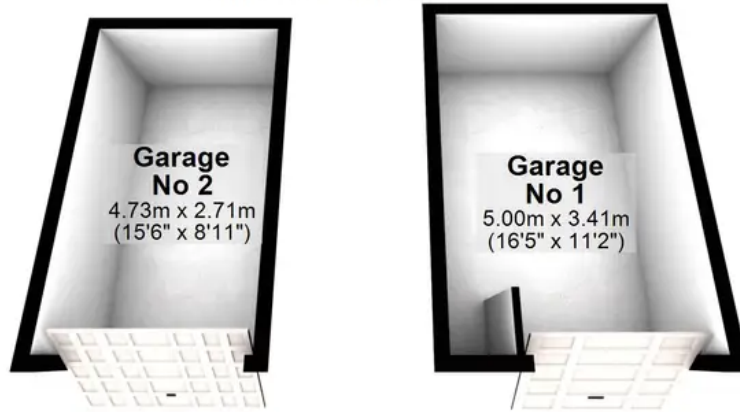
- STUNNING ELEVATED THREE BEDROOM SEMI DETACHED FAMILY HOME
- FAR REACHING FANTASTIC VIEWS TO THE FRONT
- DOUBLE GARAGE AND TWO GARAGES TO THE FRONT WHICH IS A REAL RARITY IN THIS AREA
- SUPER SPACIOUS AND LIGHT THROUGHOUT THE TWO FLOORS OF ACCOMMODATION THAT TOTAL 1,277 SQ FEET
- EXCELLENT LOCAL SCHOOL CATCHMENTS INCLUDING MERCIA SECONDARY
- WELL SOUGHT AFTER RESIDENTIAL SUBURB OF NETHER EDGE
- CLOSE TO THE VILLAGE FEEL CENTRE THAT OFFERS AN ARRAY OF INDEPENDENT CAFES EATERIES AND SHOPS





### Lower Ground Floor

Approx. 29.9 sq. metres (321.5 sq. feet)



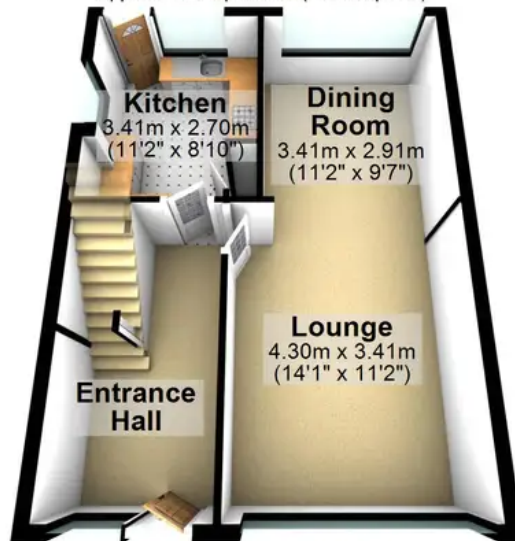
### First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



### Ground Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 118.7 sq. metres (1277.9 sq. feet)

  
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