



WHITEHORNES

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6 Edgebrook Road, Nether Edge

Sheffield

Guide Price £750,000 – £775,000

6 Edgebrook Road

Nether Edge, Sheffield

A once in a lifetime opportunity has arisen to purchase this substantial and very deceptive five double bedroom, detached family residence. Dating back to 1853 and being constructed by local craftsman the property has only had seven owners since being built. In need of a scheme of refurbishment but retaining a wealth of the original period features, character and charm associated with a property from this era but allows the new buyers the potential to create a forever dream family home. Standing in its own grounds with a real feeling of privacy and an urban oasis feel the property benefits from numerous out buildings and offices that have previously been rented out, a double attached garage and the huge benefit of no upward chain involved. With three impressive floors of accommodation total 3,121 sq feet it's easy to say that viewing is absolutely essential to fully appreciate the size and potential on offer by this gorgeous home. Quietly tucked away on a private plot on this well sought after

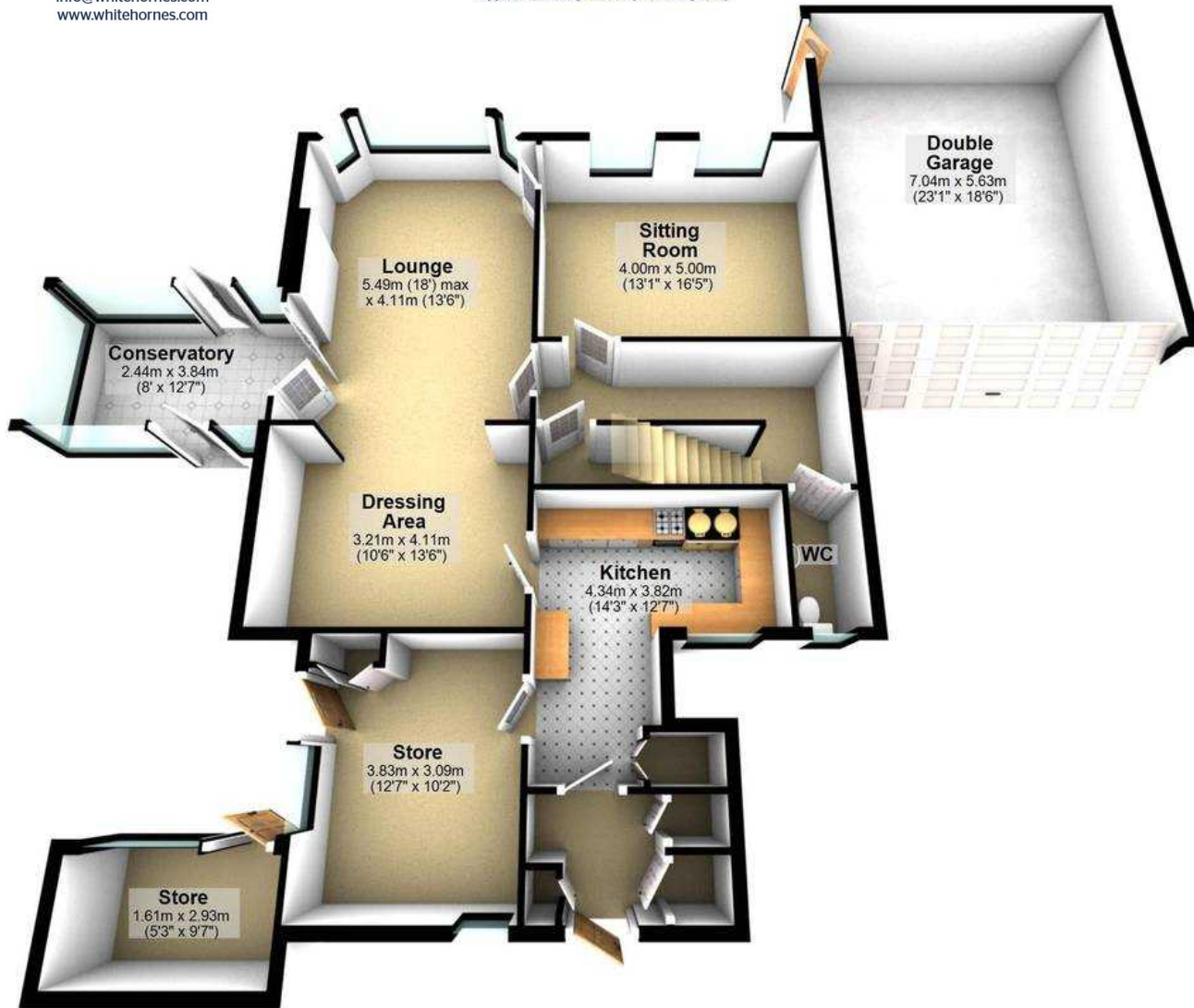
Council Tax band: G Tenure: Leasehold

- STUNNING FIVE DOUBLE BEDROOM STONE BUILT DETACHED FAMILY RESIDENCE
- SUBSTANTIAL PLOT WITH NUMEROUS OUTBUILDINGS AND GARAGES
- AVAILABLE TO MARKET WITH THE BENEFIT OF NO UPWARD CHAIN AND VACANT POSSESSION
- ONCE IN A LIFETIME OPPORTUNITY TO PURCHASE A PROPERTY OF THIS AND CALIBRE
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING BOTH MERCIA AND HIGH STORRS SECONDARY
- BUILT IN 1857 BY LOCAL CRAFTSMAN AND ONLY HAVING SEVEN OWNERS SINCE BEING BUILT

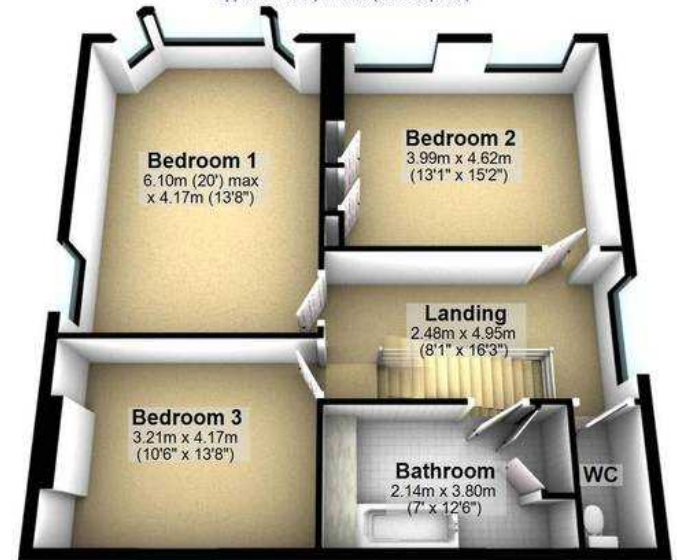




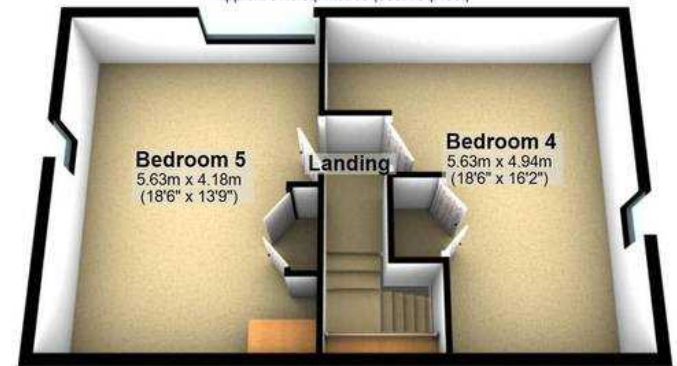
Ground Floor
 Approx. 156.3 sq. metres (1682.6 sq. feet)



First Floor
 Approx. 81.8 sq. metres (880.8 sq. feet)



Second Floor
 Approx. 51.9 sq. metres (558.4 sq. feet)



Total area: approx. 290.0 sq. metres (3121.8 sq. feet)

All measurements are approximate
 Plan produced using PlanUp.