



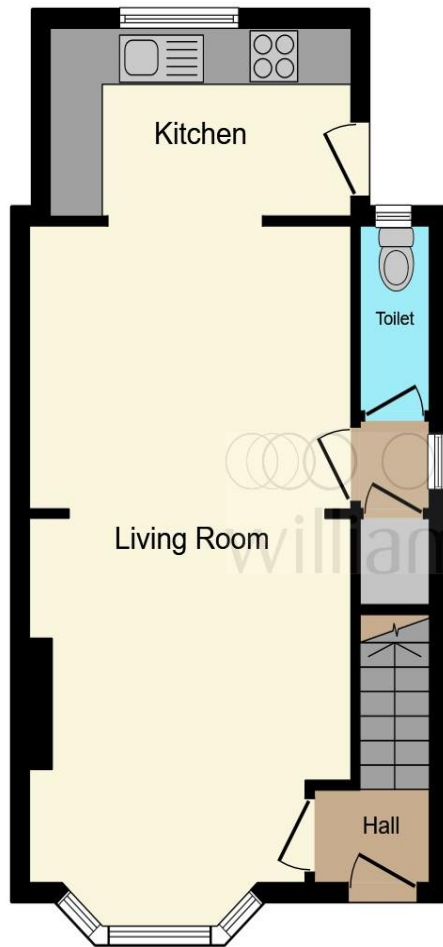
**Emily Road, Nether Edge Sheffield**

**welcome to**

**Emily Road, Nether Edge Sheffield**

\*GUIDE PRICE £290,000 - £300,000\* This three-bedroom end-terrace family home offers off-street parking and a welcoming living space throughout. Located in the desirable S7 postcode, it boasts excellent local amenities, making it an opportunity you won't want to miss!





**Ground Floor**



**First Floor**

**Accommodation Ground Floor**

**Front Reception**

**Lounge**

11' 8" maximum x 12' 6" plus bay ( 3.56m maximum x 3.81m plus bay )

**Open Plan Dining Room**

9' 10" x 11' 8" ( 3.00m x 3.56m )

**W/C**

**Modern Kitchen**

4' 11" x 10' 11" ( 1.50m x 3.33m )

**Accommodation First Floor**

**Main Landing**

**Bedroom One**

9' into recess maximum x 12' 8" maximum ( 2.74m into recess maximum x 3.86m maximum )

**Bedroom Two**

9' 1" maximum x 9' 10" maximum ( 2.77m maximum x 3.00m maximum )

**Bedroom Three**

5' 5" maximum x 9' 10" maximum ( 1.65m maximum x 3.00m maximum )

**Shower Room**

**Outside**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Emily Road, Nether Edge Sheffield

- \*GUIDE PRICE £290,000 - £300,000\*
- THREE BEDROOM END-TERRACE HOUSE
- GREAT LIVING ACCOMMODATION THROUGHOUT
- EXCELLENT LOCAL AMENITIES
- OFF-STREET PARKING PROVIDED

Tenure: Leasehold EPC Rating: G

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£290,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/SBC107512](https://www.williambrown.co.uk/Property/SBC107512)



Property Ref:  
SBC107512 - 0003

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