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51 Alexandra Gardens, Nether Edge, Sheffield, S11 9DQ

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Guide Price £530,000

Guide Price £530,000 - £550,000

Welcome to this charming property located in the desirable, Nether Edge Living Gated Community - Alexandra Gardens, Sheffield. This delightful house boasts four bedrooms, making it perfect for a growing family or those in need of extra space.

Situated in a corner position, this property offers a sense of privacy and tranquillity. The property provides convenient and flexible accommodation for family life and those working from home boasting two bathrooms and two additional W.C.s spread over the three levels.

A covered entrance porch opens to the inner hallway which has a courtesy door to the garage and leads to the dining kitchen and separate utility area.

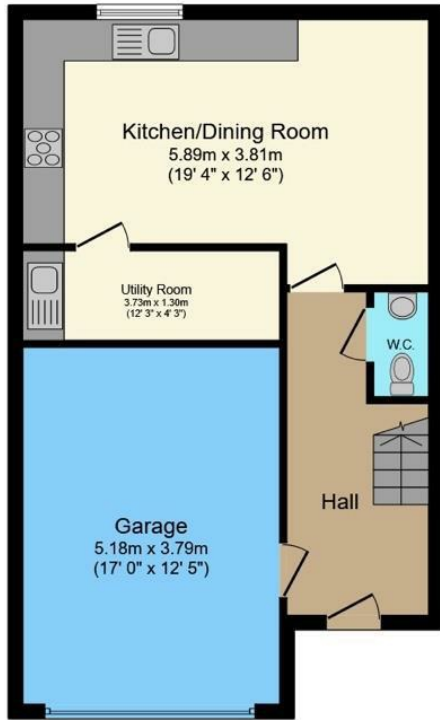
The first floor landing has French doors opening to a front facing balcony. There is the third bedroom to the front and the open plan living room to the rear which overlooks the garden.

To the second floor is the master bedroom with a further front facing balcony, built in wardrobes and an ensuite shower room. The family bathroom sits centrally off the landing with two further bedrooms to the rear.

The level and enclosed garden provide a safe and secure outdoor space, ideal for children to play in or for hosting summer barbecues with friends and family. Additionally, the integral garage offers convenient parking or extra storage space.

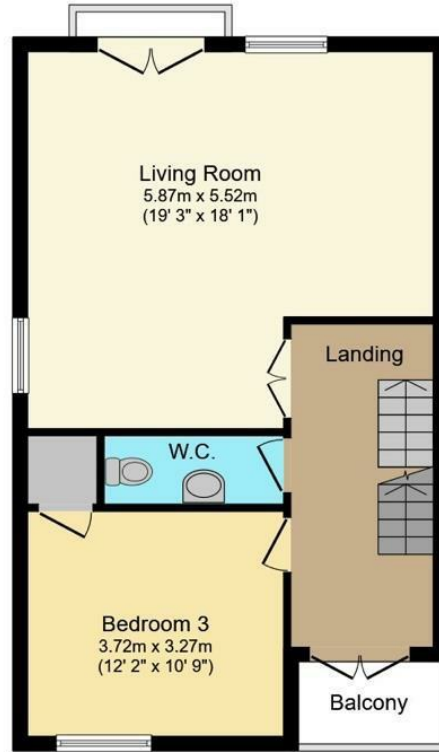
One of the standout features of this property is the onsite leisure facility, perfect for those who enjoy an active lifestyle or for families looking to stay fit and healthy.

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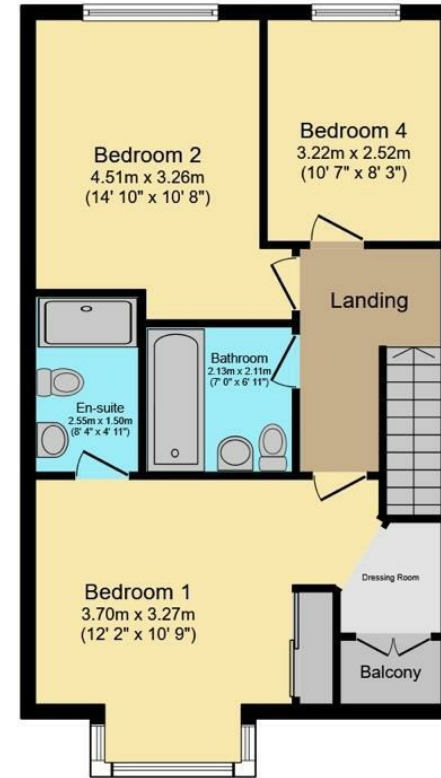
Ground Floor

Floor area 55.7 m² (600 sq.ft.) approx



First Floor

Floor area 55.7 m² (600 sq.ft.) approx



Second Floor

Floor area 60.1 m² (647 sq.ft.) approx

Total floor area 171.6 m² (1,847 sq.ft.) approx

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

LOCATION

Nether Edge is one of Sheffield's most popular suburbs having been listed in Sunday Times best places to live 2024. Local shops and cafes can be found from 0.2 - 0.4 of a mile with further popular shops, bars & restaurants in the Abbeydale and Sharrowvale area again only being 0.6 of a mile away. There are several highly regarded schools including Silverdale and High Stores Secondary schools. South Sheffield is known for its tree lined streets and green spaces with with property having Chelsea Park only 0.5 of a mile away/on the next adjacent road. It's an ideal choice for those looking to locate close to the city's universities and hospitals.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 200 years from 1st January 2001 at a ground rent of £100 per annum.

SERVICE CHARGE

There is a service charge payable of approximately £2400 which includes access and use of the leisure facility and buildings insurance.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band F.

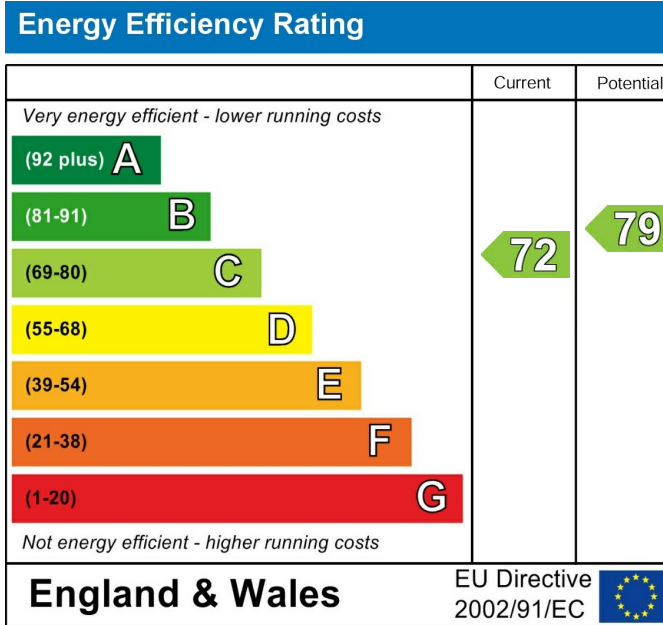
VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

