







## 98 Sandford Grove Road

Nether Edge • Sheffield • S7 1RR

Asking Price £395,000

A superb, deceptively spacious, larger sized 4 double bedroom stone fronted end terrace within walking distance of the heart of Nether Edge, S7. Renovated by current owners to a very high standard taking into consideration the preservation and restoration of original features. Stylishly presented throughout creating a fabulous versatile family home which features impressive, private, secluded rear garden. Reputable schools within catchment including outstanding Mercia School. The elegant lounge is complemented by a monochrome tiled hearth housing a multifuel stove, period coving, wooden shutters and varnished wooden floor. Overlooking the garden is a fabulous open plan dining kitchen creating the hub of the home, designed with chevron styled floor, feature fireplace with multifuel stove and providing access to the cellar. The stunning kitchen is fitted with shaker style units, solid wooden worktops and contrasting tiled splashbacks, finished with a decorative tiled floor and Belfast sink. There is space for freestanding appliances which may be negotiable. The first-floor features 2 generously proportioned double bedrooms, the main bedroom is front facing, incorporating a window seat, feature fireplace and walk in closet. The fabulous contemporary bathroom is equipped with freestanding bathtub walk in shower, vanity hand wash basin and styled with wooden panelling and exposed brickwork. The second floor creates a further 2 light and airy, double bedrooms along with separate bathroom. Externally a forecourt provides privacy from the road with communal passageway leading to a private rear garden. A fabulous larger sized secluded outdoor space designed to incorporate a stone patio, ideal for dining /entertaining equipped with lighting and outhouse, raised sleeper beds and lawn along with a decked seating area. Sandford Road is well-placed for local shops and amenities on Abbeydale Road and in Nether Edge, including a growing café culture, recreational facilities, schools and access links to the city centre, hospitals, universities and the Peak District.



The wall behind the bed is covered in a dark green floral wallpaper with a pattern of small flowers and leaves. The bed has a brass headboard and is dressed in white linens. A large, shaggy, light-colored rug is on the floor.

A window with a white frame and pink curtains is on the right wall. The curtains are pulled back, revealing a view of trees outside.

A window seat with a striped cushion and two patterned pillows is built into the window. Below the seat is a storage unit with two doors and a wooden top. A brass curtain rod is mounted above the window.

The wall to the right of the window is painted a muted blue-grey color. A small framed picture and a potted plant are on a shelf above the window seat. A radiator is visible below the window.

A wooden wardrobe is on the far left side of the room, partially cut off by the edge of the image.

A black chandelier with two shades hangs from the ceiling.

A copper-colored floor lamp with a large, rounded shade stands next to a wooden bedside table.

A small framed picture hangs on the blue-grey wall above the radiator.

A small framed picture of a bouquet of flowers hangs on the blue-grey wall above the window seat.

A potted plant in a tan pot sits on the shelf above the window seat.

A portion of a dark wooden chair with a woven seat is visible in the bottom right corner.



- Superb Stone Fronted End Terrace
- 4 Double Bedrooms
- Close to the Heart of Nether Edge
- 2 Stunning Bathrooms
- Fabulous Open Plan Dining Kitchen

- Cosy Lounge with Multi Fuel Stove
- Renovated to a High Standard - Must See!
- Private, Secluded Larger Sized Garden
- Leasehold, Details TBC
- Council Tax Band C, EPC TBC



# 98 SANDFORD GROVE

APPROXIMATE GROSS INTERNAL AREA = 143.5 SQ M / 1545 SQ FT

CELLAR = 21.1 SQ M / 227 SQ FT

TOTAL = 164.6 SQ M / 1772 SQ FT



**CELLAR**  
21.1 SQ M / 227 SQ FT

**GROUND FLOOR**  
47.0 SQ M / 506 SQ FT

**FIRST FLOOR**  
51.0 SQ M / 549 SQ FT

**SECOND FLOOR**  
45.5 SQ M / 490 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](https://haushomes.co.uk)

0114 276 8868