







## 55 Edgedale Road

Carterknowle • Sheffield • S7 2BR

Guide Price £415,000 - £435,000

A stunning effectively extended 3 double bedroom semi detached house in Carterknowle. The property offers extremely generous family accommodation over 4 levels, has an en suite, superb family room with full width bi-fold doors leading to an entertaining decked terrace, ground floor shower room, built-in kitchen appliances, driveway and basement conversion which can be used as occasional space. The accommodation comprises: Entrance hallway. Living room with a bay window and feature fireplace. Ground floor shower room having a white suite, extractor, part tiled and understairs store cupboard housing the combination boiler. Kitchen having a range of white high gloss units complemented by oak worktops, integrated washing machine and dishwasher, hob, oven, extractor and bi-fold doors to an extended family room with column radiator, 3 x Velux windows and bi-fold doors leading to a decked terrace. The basement has several rooms which can be utilised for different uses and a W.C. First floor landing with a store cupboard. Two double bedrooms, one having fitted furniture. Bathroom with a white suite, freestanding bath, part tiled, chrome ladder radiator and extractor. Further staircase to bedroom 3 with Velux windows, fitted wardrobes, seating area with French doors and Juliette balcony. Fully tiled en-suite shower room in white, circular basin, chrome ladder radiator and extractor. Front driveway. To the rear of the property is a raised entertaining decked terrace, steps down to seating areas and raised beds with shrubs, bushes and fruit trees. Edgedale Road is ideally located off Abbeydale Road, close to Nether Edge and not far from Ecclesall Road offering an array of local amenities and great transport links into the city centre or out to the Peak District. Several reputable schools including Mercia school are all within the catchment area and close vicinity.





- 3 Double Bedroom Semi Detached
- Generous Accommodation Over 4 Levels
- En-Suite Shower Room
- Basement Conversion (Occasional Space)
- Driveway
- Delightful Garden With Decked Terrace
- Built-In Kitchen Appliances
- Excellent Amenities & Transport Links
- Council Tax Band B & EPC Rating TBC
- Leasehold (Vendor Owns The Lease)



# 55 EDGEDALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 136.9 SQ M / 1473 SQ FT

BASEMENT = 51.5 SQ M / 554 SQ FT

TOTAL = 188.4 SQ M / 2027 SQ FT

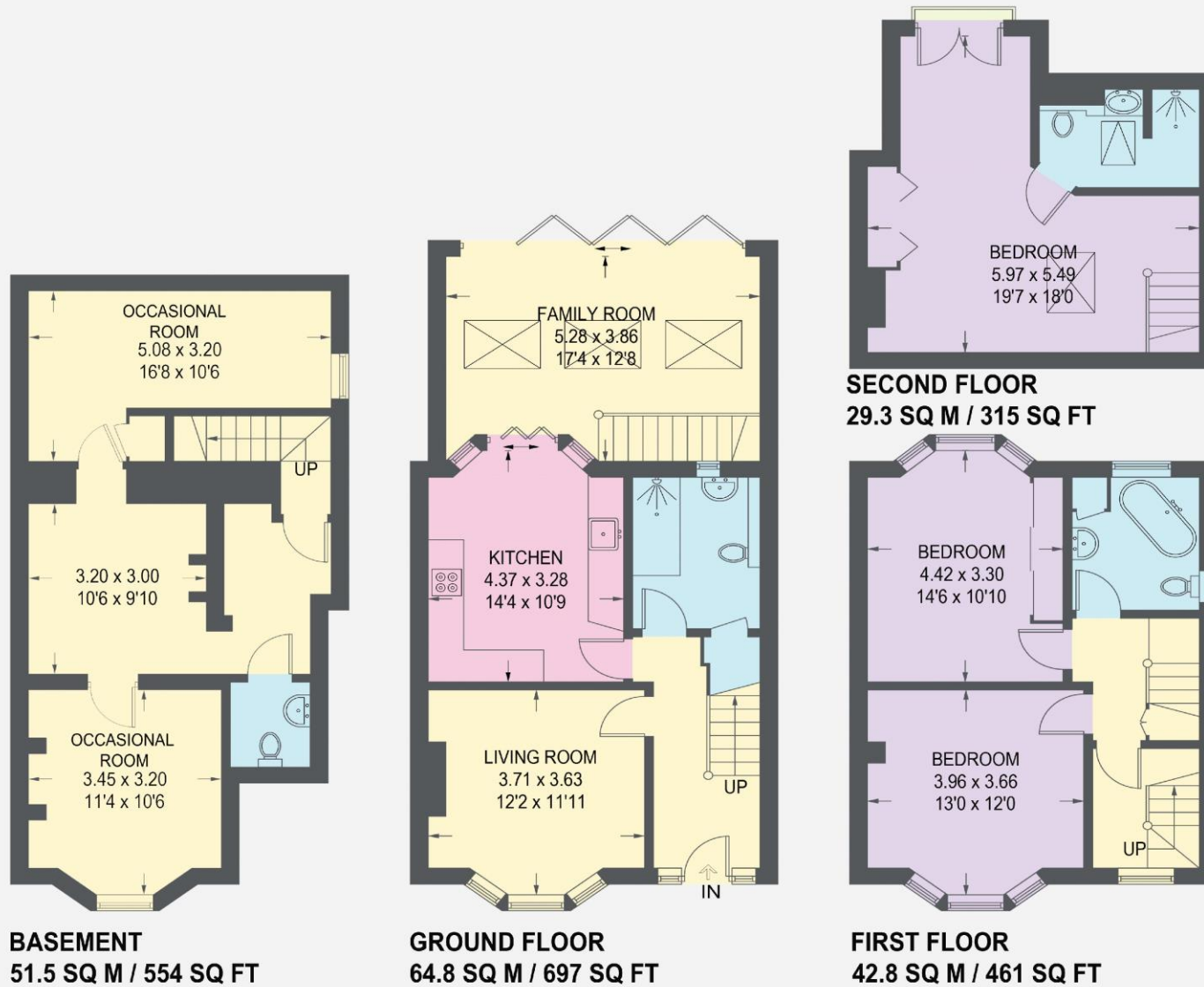


Illustration for identification purposes only, measurements are approximate, not to scale.



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