





14 Edgedale Road

Abbeydale • Sheffield • S7 2BQ

Offers in the Region of £375,000

A well presented and maintained, larger sized, 4 double bedroom Villa style terraced house, packed with original period features in Abbeydale, S7 with a lovely garden to the rear, and in catchment for reputable local schools. Freehold. The front door opens into a porch and a further door with glass panel opens into the spacious entrance hallway with cloak hanging space and laminate flooring. The living room has a front facing bay window, feature fireplace and wood burner inset. The lounge is open plan through to the dining room with a combination of carpet and laminate flooring. Off shot kitchen with a modern range of wall and base units with wood effect frontage, granite effect worktops, modern tiled splashback, door to the cellar and a uPVC 'stable door' to the garden. Upstairs are 3 generous bedrooms and the family bathroom which is newly fitted with a stylish modern suite with separate bath and walk-in shower, part tiling and laminate floor. Laundry room with space for a washing machine and tumble dryer, separate W.C and hand wash basin. From the landing, stairs rise to the superb attic bedroom which has a front facing dormer window, rear facing Velux. Outside there is a mature planted front courtyard offering a degree of privacy, to the rear is a raised garden laid to lawn with decked patio area. Edgedale Road is well placed for a range of amenities including shops, pubs, cafes, restaurants and reputable local schools.

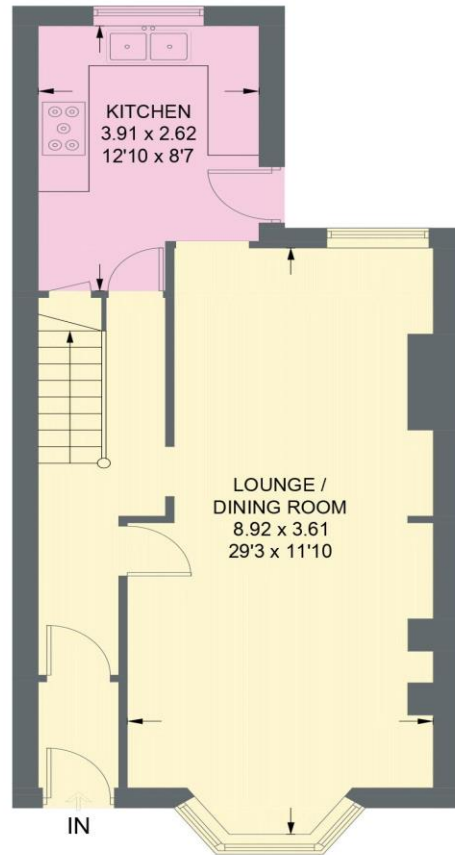


- Larger Sized Mid Terraced House
- 4 Double Bedrooms
- Modern Off Shot Kitchen
- Period Features Throughout
- Combination Boiler & uPVC Double Glazing
- Open Plan Living Dining Space
- Woodburner
- Beautiful Enclosed Garden
- In Catchment for Reputable Local Schools
- Council Tax Band B - Freehold

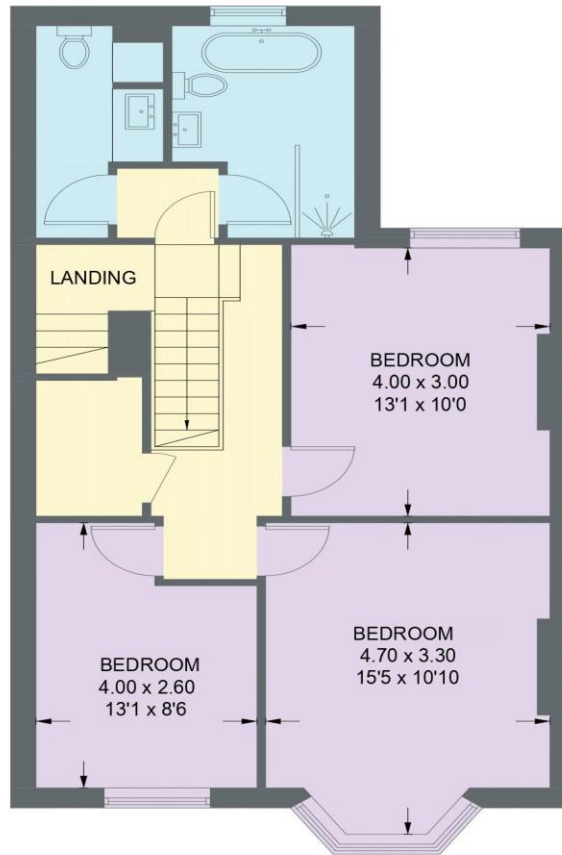


14 EDGEDALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 143.6 SQ M / 1545 SQ FT



GROUND FLOOR
47.9 SQ M / 515 SQ FT



FIRST FLOOR
62.9 SQ M / 677 SQ FT



SECOND FLOOR
32.8 SQ M / 353 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.