







## 123 Machon Bank Road

Nether Edge • Sheffield • S7 1PH

Guide Price £245,000 - £265,000

A lovely 2 double bedroom terraced house located in the heart of Nether Edge, S7. A beautiful home arranged over 3 floors, benefiting from a private, enclosed rear courtyard, uPVC double glazing and combination gas central heating. The front door opens into an entrance area which leads through to the cosy living room which is neutrally decorated and complemented by a log burning stove and ample shelving to create a cheerful, homely feel. Under stairs space has been utilised to house the washing machine and provides further useful storage. The stylish kitchen is fitted with a range of matching units, contrasting worktops and integrated appliances including Hot Point oven, electric hob, fridge and dishwasher. Offering rear door access and pleasant views of the south facing courtyard. The first floor comprises a spacious double bedroom to the front of the property and traditional bathroom designed with roll top bath, walk in rainfall shower and stylish tiling. Stairs rise to create a generously proportioned, dual aspect second bedroom, filled with natural light, presented in bright and airy décor finished with original wooden floorboards. To the rear of the property is an attractive, private enclosed courtyard with well-developed plants. The property is located on a quiet one-way road, overlooking gardens. Machon Bank Road is ideally located for highly regarded schools, local shops & amenities, transport links to the hospitals, universities, train station, city centre and the Peak District.





- Terraced House In Nether Edge, S7
- 2 Spacious Double Bedrooms
- Cosy Lounge with Log Burner
- Modern Kitchen & Integrated Appliances
- Traditional Bathroom with Roll Top Bath

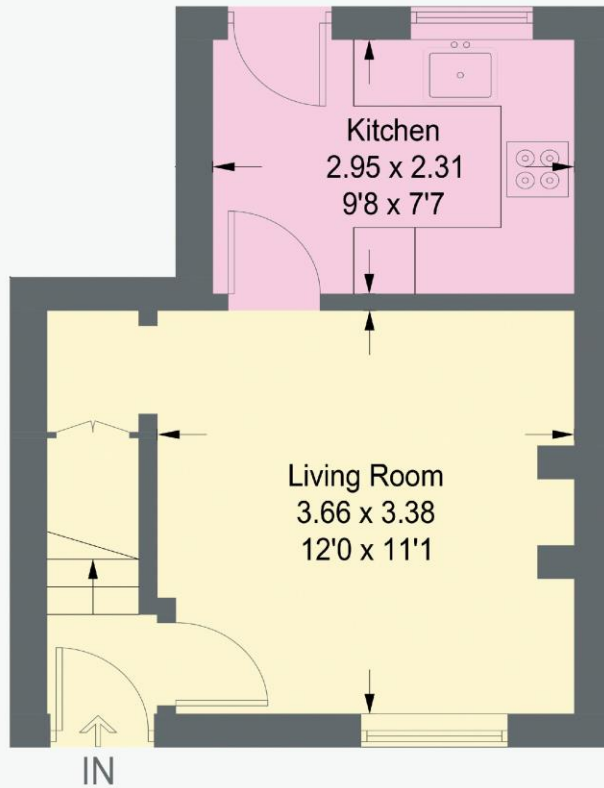
- Sought After Location & Local Amenities
- Combination Boiler & Double Glazing
- South Facing Private Enclosed Courtyard
- Tenure TBC
- Council Tax Band A, EPC Rating D



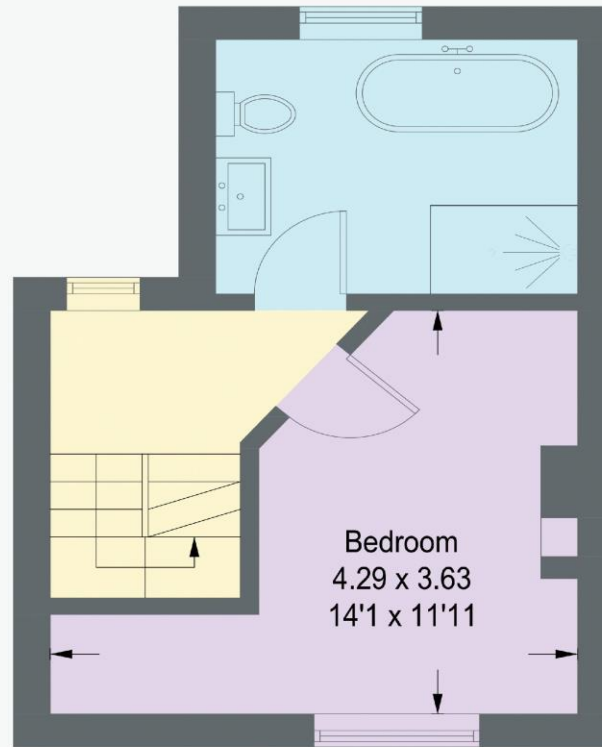


# 123 MACHON BANK ROAD

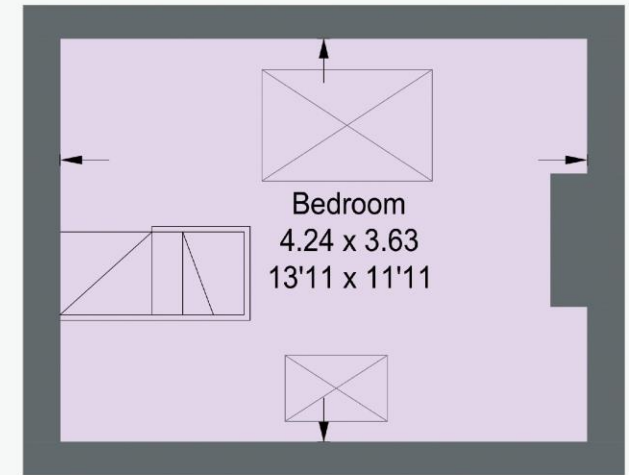
APPROXIMATE GROSS INTERNAL AREA = 61.8 SQ M / 665 SQ FT



**GROUND FLOOR**  
**23.2 SQ M / 250 SQ FT**



**FIRST FLOOR**  
**22.9 SQ M / 246 SQ FT**



**SECOND FLOOR**  
**15.7 SQ M / 169 SQ FT**

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



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