







30 South View Crescent

Nether Edge • Sheffield • S7 1DH

Guide Price £235,000 - £250,000

A superb 3 bedroom bay window terrace house in Nether Edge. The property has been attractively decorated and appointed to a high standard throughout and offers flexible accommodation over 3 levels plus a cellar, built-in kitchen appliances, uPVC double glazing, gas central heating with a combination boiler and a fabulous enclosed Indian stone rear patio. The accommodation comprises: Living room with a bay window and feature rustic brick fireplace, stripped pine floor boards, column radiator and downlighters. Dining kitchen having a range of white units complemented by quartz worktops, tiled floor, hob, oven, extractor, integrated fridge and dishwasher. Access to the cellar with useful storage. Two bedrooms to the first floor, one having a fitted wardrobe. Bathroom having a primrose suite, brass shower and part tiled. Staircase leads to Bedroom 3 which was converted recently to current building regulations and provides a generous light and airy space with two Velux windows and storage to the eaves. Forecourt and to the rear of the property is an Indian stone patio enclosed by horizontal slat fencing and brick built store. South View Crescent is a popular road, well placed for local shops and amenities including a growing cafe culture, and access links to the city centre, train station, universities, and the hospitals. Freehold.





- Stunning 3 Bedroom Bay Window Terrace
- Built-In Kitchen Appliances
- Fabulous Enclosed Indian Stone Patio
- Newly Converted Bedroom 3
- Cellar

- uPVC Double Glazing
- Gas Central Heating With Combination Boiler
- Council Tax Band A
- EPC Rating C
- Freehold





30 SOUTH VIEW CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 78.8 SQ M / 848 SQ FT

CELLAR = 12.4 SQ M / 133 SQ FT

TOTAL = 91.2 SQ M / 981 SQ FT

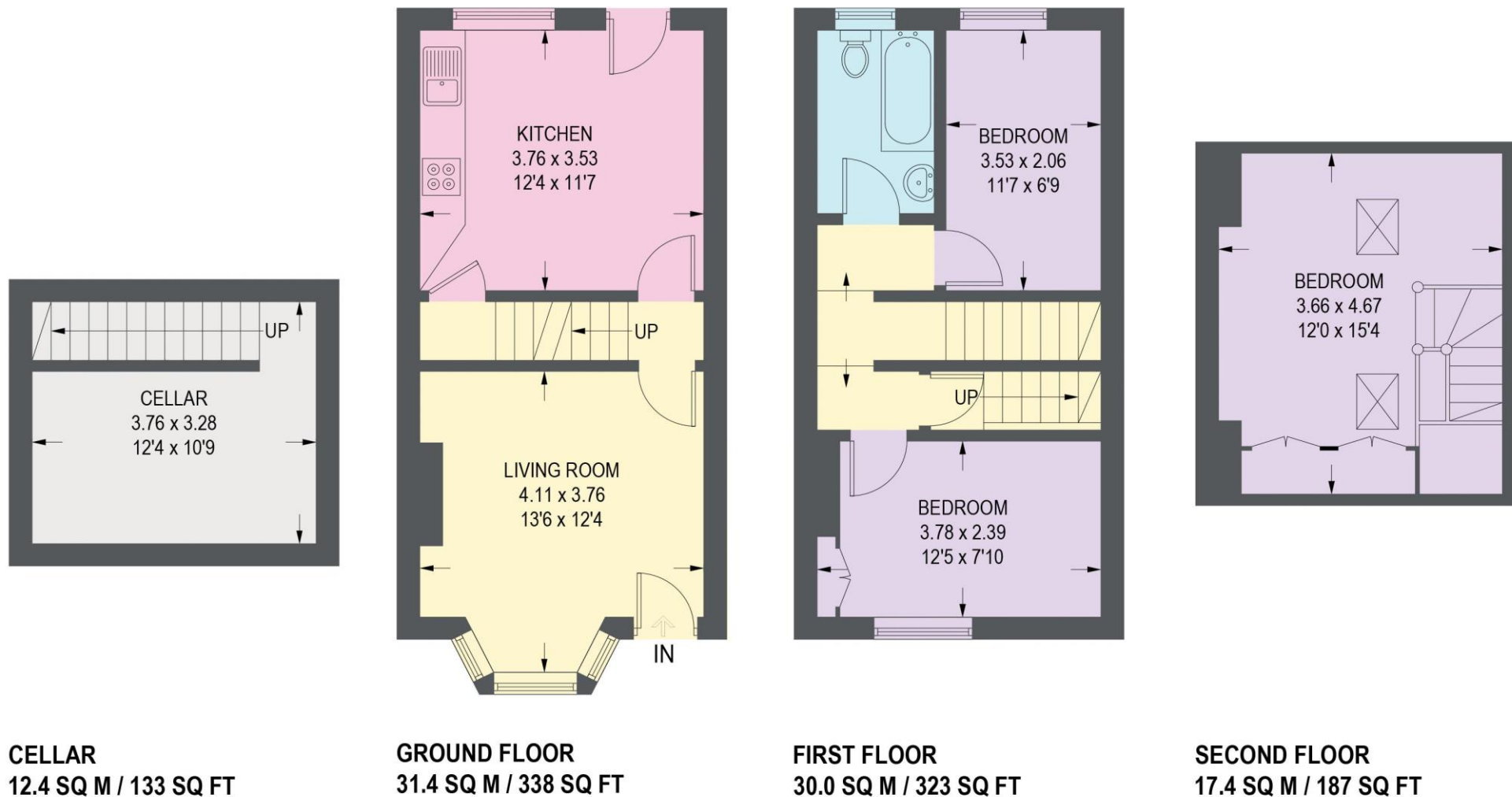


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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