











## 22 Wake Road

Nether Edge • Sheffield • S7 1HG

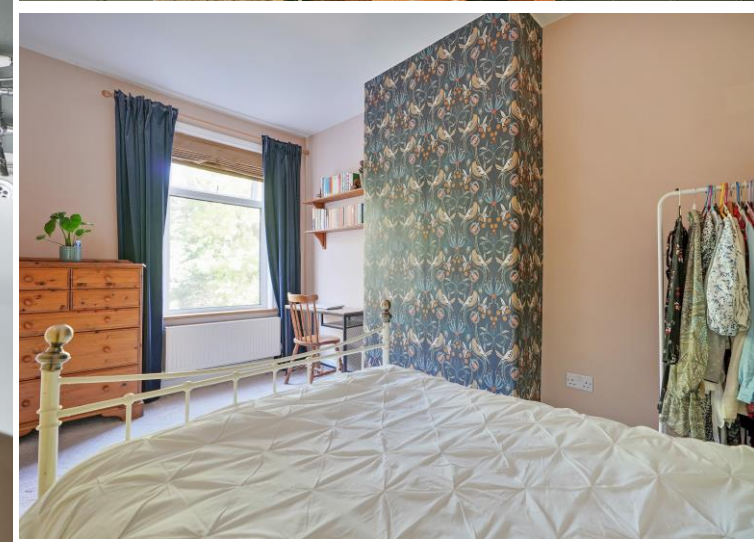
Asking Price £290,000

A larger style, beautifully presented 3 double bedroom terrace house in sympathetically refurbished and modernised in Nether Edge. Offering deceptively spacious accommodation on three levels, retaining period features, complemented with stylish interior. Benefits from combination gas central heating and double-glazing. The accommodation includes an attractive reception hallway, making a positive first impression. The bay fronted lounge creates a homely feel complemented by period feature fireplace. The dining room is a further generous size cheerful reception room, with a focal period fireplace, varnished floorboards with garden outlook and providing access to the cellar. A doorway leads into the off-shot kitchen fitted with a range of two tone wooden units, wooden effect worktops and tiled splashbacks offering space with plumbing for freestanding appliances. On the first floor, there are two good sized, well-presented double bedrooms, featuring neutral carpet. A superb traditional bathroom fitted with 3-piece vintage suite, separate shower enclosure and finished with stylish tiling, matched with panelled walls and decorative tiled floor. Stairs rise to a generously proportioned, bright and airy master bedroom. Outside, is an enclosed rear garden, predominantly laid to lawn, designed with hardstanding patio and brick-built outhouse. Wake Road is well-placed for local shops and amenities, recreational facilities and access to the city centre, hospitals, universities and the Peak District. Located in catchment area for some of Sheffield's top rated schools.









- Larger Style Terrace House
- Deceptively Spacious over 3 Floors
- Beautiful Interior & Period Features
- 3 Double Bedrooms
- Traditional Bathroom Suite & Separate Shower
- 2 Reception Room with Feature Fireplaces
- Sought After Location in Nether Edge
- Enclosed Rear Garden & Outhouse
- Freehold
- Council Tax Band A, EPC TBC





# 22 WAKE ROAD

APPROXIMATE GROSS INTERNAL AREA = 113.9 SQ M / 1226 SQ FT  
(EXCLUDING CELLAR)

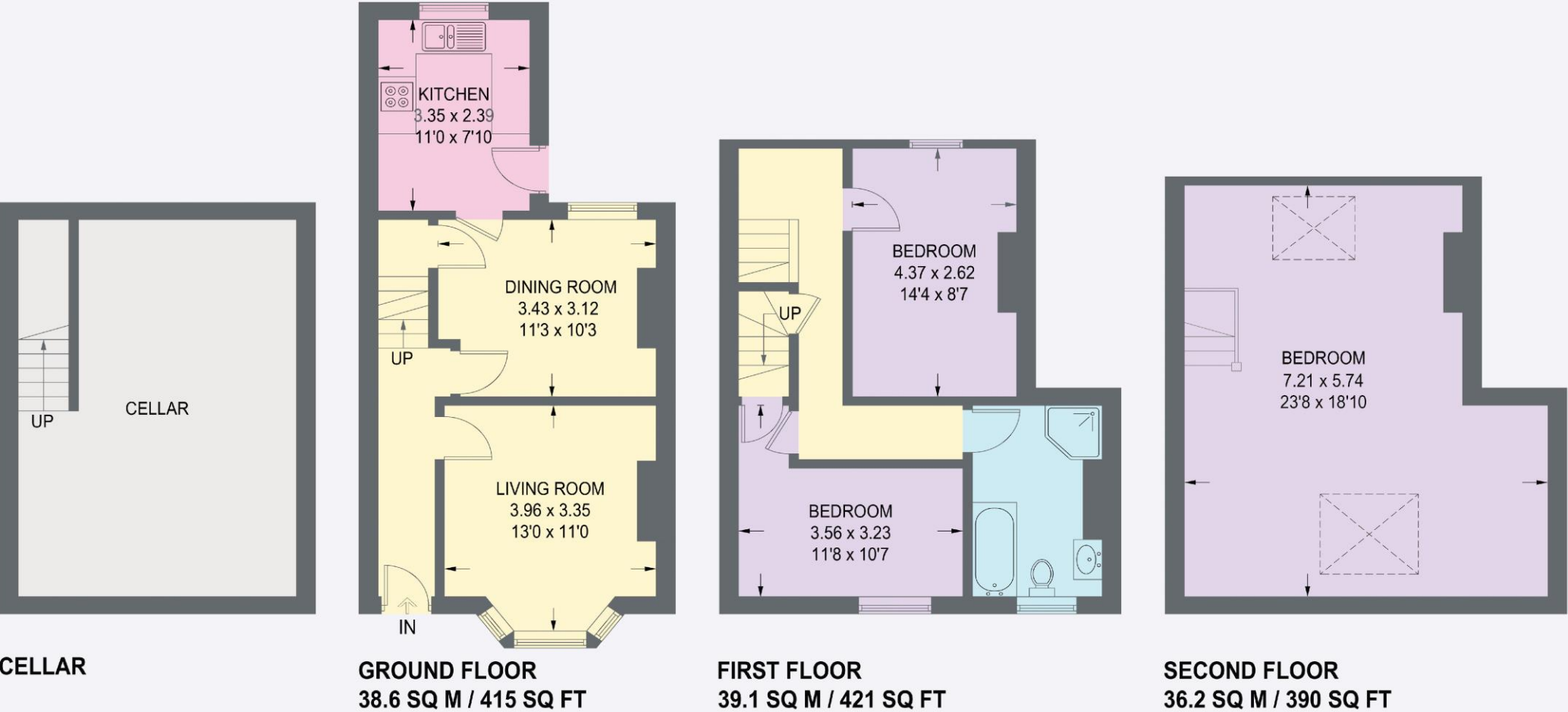


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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.



