





19 Alexandra Gardens

Nether Edge • Sheffield • S11 9DQ

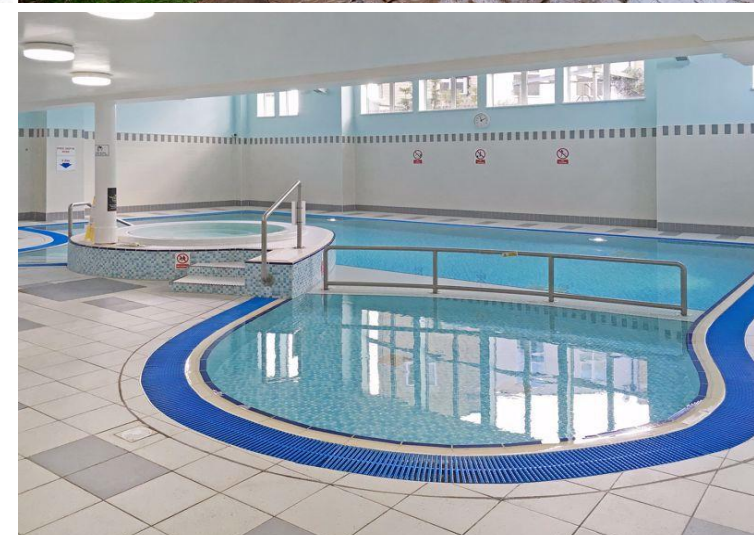
Guide Price £495,000 to £520,000

A spacious 4-bedroom townhouse located within a secure gated complex in Nether Edge, S11 which benefits from onsite, resident leisure facilities. Attractive accommodation measuring an impressive 1578 sqft, arranged over 3 levels, featuring integral garage, driveway and enclosed rear garden. The property enters into a tiled porch and inner hallway leading through to ground floor WC and internal access to the garage. Overlooking the rear garden providing direct access is a versatile dining kitchen fitted with a range of beech effect shaker style units, range cooker and integrated dishwasher. An adjoining utility room provides further storage and houses the Vaillant boiler installed in 2024. The first floor comprises a superb light and airy mezzanine lounge complemented by Juliet balcony, log burning stove and glass balustrade overlooking the dining kitchen. Also on the first floor is a separate WC and front facing double bedroom/ flexible living space complete with storage cupboard. Stairs rise to the second floor providing a generously proportioned master bedroom incorporating balcony and ensuite shower room. An additional double bedroom presented in pastel tones is located to the rear of the property equipped with generous built in wardrobes alongside a separate bedroom / dressing room creating further storage. The family bathroom features a 3-piece white suite, partially tiled. Externally a driveway creates off street parking leading to an integral garage. At the rear is an enclosed, attractive garden with leafy backdrop designed with stone patio and artificial lawn. The property is located within a secure, gated complex and benefits from an allocated parking space and plenty of visitor parking. Alexandra Gardens provides an ideal environment for owners to enjoy their own space and the on-site leisure complex, which has a gym, swimming pool and sauna. The location is well-served by local shops and amenities, schools, recreational facilities, public transport, and access to the city centre, hospitals, universities, and the Peak District. Leasehold 200 years from 2001, £100 per year Annual Service Charge £2522.02 (2025) Council Tax band F, EPC Rating C



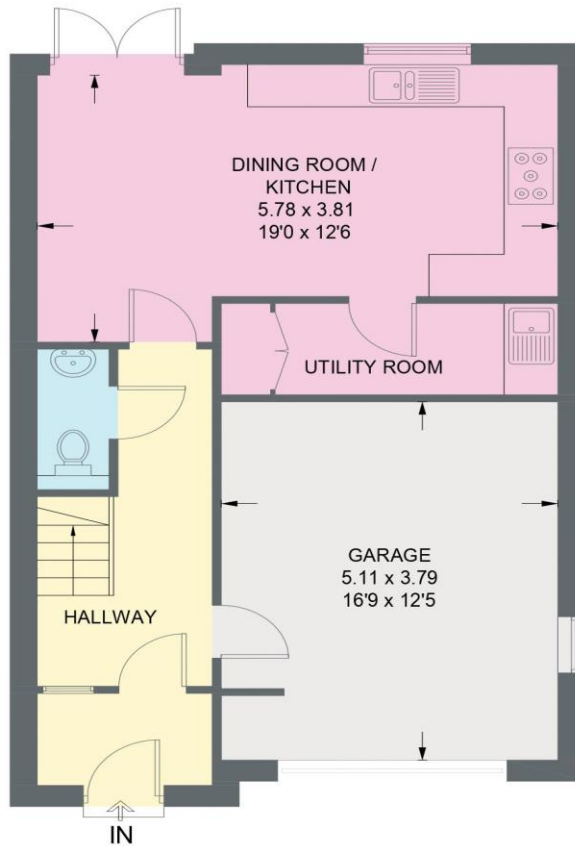
- Spacious Townhouse in Nether Edge, S11
- 4 Bedrooms & 2 Bathrooms
- Sought After Secure Gated Complex
- Measuring an Impressive 1578 sqft
- Stylishly Presented with Modern Interior

- No Onward Chain
- Attractive Enclosed Rear Garden
- Driveway & Integral Garage
- Leasehold 200 years from 2001, £100 per year
- Council Tax band F, EPC Rating C

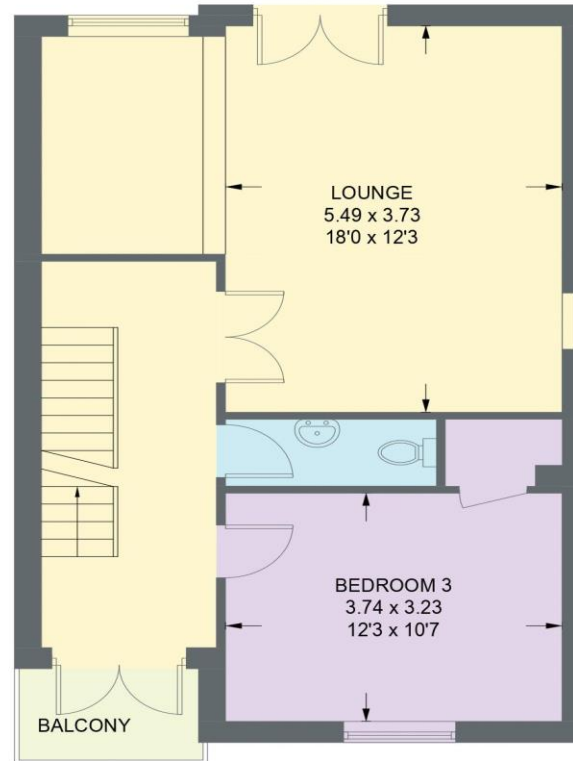


19 ALEXANDRA GARDENS

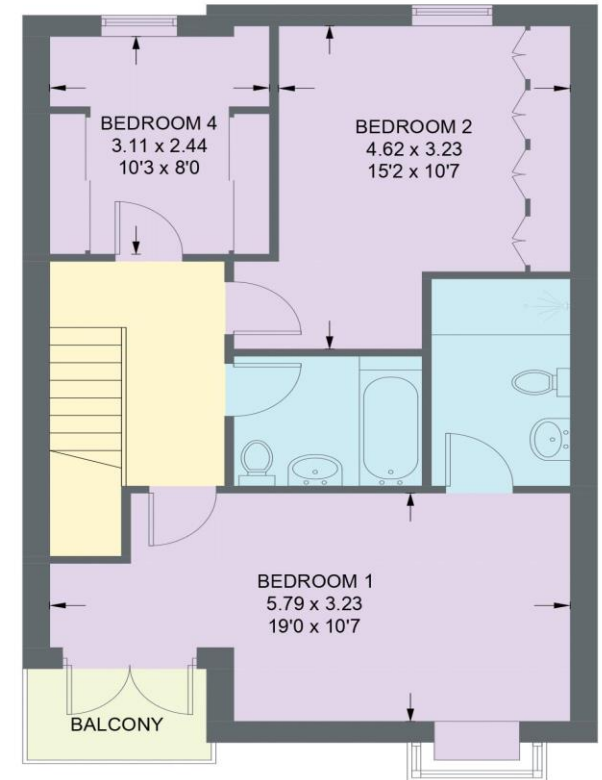
APPROXIMATE GROSS INTERNAL AREA = 146.7 SQ M / 1578.6 SQ FT



GROUND FLOOR
35.2 SQ M / 379 SQ FT



FIRST FLOOR
55.6 SQ M / 598.4 SQ FT



SECOND FLOOR
55.8 SQ M / 601.1 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.