











## 16 Empire Road

Nether Edge • Sheffield • S7 1GL

Guide Price £315,000 - £330,000

A stunning, extended 3-bedroom and two bathroom bay window terrace house located in Nether Edge, a sought-after residential area, in S7. The current owners have extended the dining kitchen to create a fabulous family space with bi-fold doors onto a lovely garden with a treelined backdrop. A larger size property over three floors, benefitting from having some of the floorspace over the passageway, retaining character, complemented by modern decorative tones, and a light and airy feel. Benefits from combination gas central heating and double glazing. The property enters through a uPVC side door into a lobby with a door into the hub of the home, a superb extended dining kitchen with bifold doors to a lovely garden with a treelined backdrop. A modern shaker style kitchen is topped with wood effect worktops and stylish tiled splashbacks, with an integrated dishwasher and space for further freestanding appliances, which maybe negotiable as part of the sale. The dining area overlooks the rear garden and conservation area with a pleasant leafy outlook. There is a feature fireplace housing a log burning stove and access to the cellar providing ideal storage and potential to convert, subject to consents. The first-floor landing leads to the main bedroom, generous in size occupying additional space over the passageway, with three front facing windows, a period feature fireplace, and spacious walk-in closet. A further double bedroom overlooks the rear garden alongside a family bathroom equipped with a 3-piece white suite, overhead rainfall shower and heated towel rail. Stairs lead to a spacious double bedroom/versatile living space on the second floor, filled with natural light, courtesy of both Velux and Dormer windows. A contemporary en-suite shower room has been recently installed. There is access to the eaves, creating additional storage space. Externally, a communal passageway leads to a secure family/dog friendly garden, designed with a decked terrace, lawn and garden shed adjoining conservation land which provides a pleasant leafy backdrop. Empire Road is well-placed for a range of shops and amenities including a growing café culture, with local theatres and recreational facilities. Offering regular public transport and easy access to the city centre, hospitals, universities and the Peak District.









- Extended Bay Window Terrace House
- 3 Double Bedrooms & 2 Bathrooms
- Fabulous Open Plan Extended Kitchen
- Larger Size with Space over Passageway
- Stylish, Light, & Airy Interior over 3 Floors

- Bi-Fold Doors onto Rear Garden
- Attractive Garden with Leafy Backdrop
- Combination Boiler & Double Glazing
- Freehold
- Council Tax Band A, EPC Rating C







# 16 EMPIRE ROAD

APPROXIMATE GROSS INTERNAL AREA = 114.4 SQ M / 1231 SQ FT

CELLAR = 18 SQ M / 194 SQ FT

TOTAL = 132.4 SQ M / 1425 SQ FT



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

(IDMRP2025)





haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
[hello@haushomes.co.uk](mailto:hello@haushomes.co.uk) [haushomes.co.uk](https://haushomes.co.uk)

0114 276 8868