

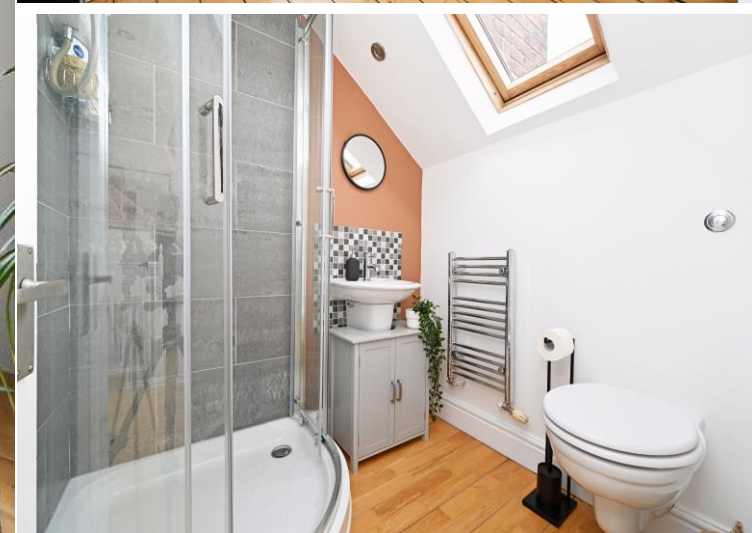
6 Edgemount Road

Nether Edge • Sheffield • S7 2BS

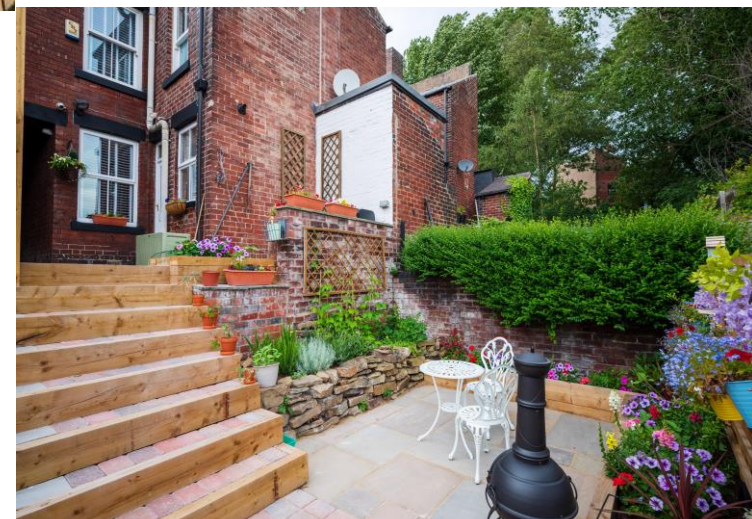
Guide Price £350,000 - £375,000

A stunning, larger size, 3 double bedroom and 2-bathroom double bay terrace house for sale. Improved considerably by the present owners to create an ultra-stylish interior over three floors with the benefit of having the floorspace above the passageway and a double-storey rear off-shot. Skilfully blends period features with modern design. Light and airy with features including a beautiful lounge, an open plan dining room and kitchen with new units, a fabulous main bedroom, a lovely bathroom, and an attic bedroom with an en-suite and views. Landscaped rear garden. Benefits from combination gas central heating and double glazing. Cul-de-sac location. Freehold. We would really recommend a viewing to appreciate the interior. On the ground floor, a side entrance door opens in a lobby with stairs to the first floor and an exposed wood floor, which flows into both reception rooms. The front lounge would be very fitting in a magazine, beautifully presented with Farrow & Ball Hague Blue tones, complementing period features, set around a focal log burner and fireplace, with bespoke fitted units and shelving to both alcoves. The front bay, like many rooms, has sash style, double-glazed windows, with blinds, which are included in the sale. The dining room has Setting Plaster Farrow & Ball coloured walls, a decorative period fireplace and fitted shelving to one alcove. It acts as the hub of the home with an open plan design into an off-shot kitchen. New units were fitted earlier in 2025, extending to the chimney breast, in a stylish navy blue, with solid oak worktops, complemented by a tiled effect floor and panel effect walls with a shelf and hanging racks. One wall unit houses the Baxi combination boiler. A sink sits beneath a side sash window with a door to the garden. Included within the sale is an integrated oven, a gas hob, fridge, and freezer. There is plumbing for a washing machine and space for an American style fridge freezer. A door from the dining room provides access to the storage cellar, offering scope for conversion, subject to consents. On the first floor, there is a landing with an exposed wood floor, a decorative fireplace, and a useful storage closet. The main bedroom is spacious, above the passage, and charming, with in-trend tones, an exposed wood floor, a decorative fireplace, and a front bay window with blinds. The rear bedroom is also a double room, well-presented, with a rear sash window with views. The off-shot bathroom has just been refurbished to a similar high standard, having a white suite with a shower over the bath, with a glass screen, a vanity wash basin and WC. There is a tiled effect floor, partially panelled walls, with shelving, along with brick-shaped tiling. A door on the first-floor landing provides access up the stairs to a beautiful attic double bedroom, light and airy, with a solid oak floor, and four Velux windows, all with blinds, providing far reaching views. The rear part of the room can provide a useful study area, beneath two of the windows, if working from home. A door leads into a modern en-suite shower room with a shower, wash basin and WC. Hatches provide access to the eaves. Outside, Edgemount Road is a cul-de-sac with number 6 having a forecourt with planting and a privet hedge. A gated, shared passageway leads to a landscaped rear garden, with both block-paving and an Indian Stone flagged finish, ideal for entertaining, set with raised planted borders and contemporary fencing, all recently finished. Edgemount Road commands an enviable position on a cul-de-sac yet well-served by nearby shops, cafes, and restaurants on Abbeydale Road and in Nether Edge, as well as local schools, recreational facilities, public transport, with access links to the City Centre, train stations, hospitals, universities, and the Peak District.





- Stunning Double Bay Terrace House
- 3 Double Bedrooms & 2 Bathrooms
- A Must-See Interior – Absolutely Fabulous
- Beautiful Lounge with Log Burner
- Open Plan Dining Room & Kitchen
- New Kitchen in 2025
- Floorspace over Passageway
- New Off-Shot Bathroom in 2025
- Attic Bedroom with En-Suite
- Landscaped Garden in 2025





6 EDGE MOUNT ROAD

APPROXIMATE GROSS INTERNAL AREA = 111.6 SQ M / 1200 SQ FT

CELLAR = 19.0 SQ M / 204 SQ FT

TOTAL = 130.6 SQ M / 1404 SQ FT



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



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