







## 103 South View Crescent

Nether Edge • Sheffield • S7 1DG

Offers in the Region Of £195,000

A lovely, light and airy 3-bedroom mid terraced house in popular Nether Edge, S7. Arranged over 3 levels to create versatile living which benefits from combination gas central heating, double glazing and modern interior. Freehold with no onward chain. Ideal for first time buyers. A bay fronted living room is styled with fresh white walls, modern grey carpet, decorative coving, ceiling rose and made to measure blinds. A spacious dining kitchen is a shaker design incorporating integrated oven, gas hob and extractor. Offering space for a breakfast table and cellar access. The first floor comprises a generously proportioned front facing double bedroom, presented in a neutral palette with walk in storage closet. A smaller single bedroom is ideal for a child or office space. A contemporary white bathroom suite provides bath, WC and vanity hand wash basin. Stairs rise to the second floor creating a further double bedroom / flexible living space. Externally is a rear courtyard with alternative gated access. South View Crescent is a popular road, well placed for local shops and amenities In Nether Edge and on Abbeydale Road, including a growing cafe culture, and providing easy access links to the city centre, train station, universities, and the hospitals.





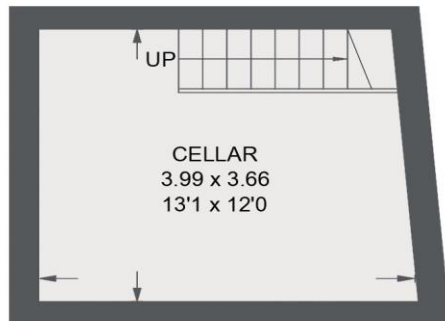
- Bay Fronted Mid Terraced Property
- 3 Good Sized Bedrooms
- Light & Airy Dining Kitchen
- Modern Interior & Neutral Decor
- Sought After Location in Nether Edge, S7
- Combination Boiler & Double Glazing
- Sought After Location In Nether Edge
- Combination Boiler & Double Glazing
- Freehold & No Chain
- Council Tax Band A, EPC TBC

## 103 SOUTH VIEW CRESCENT

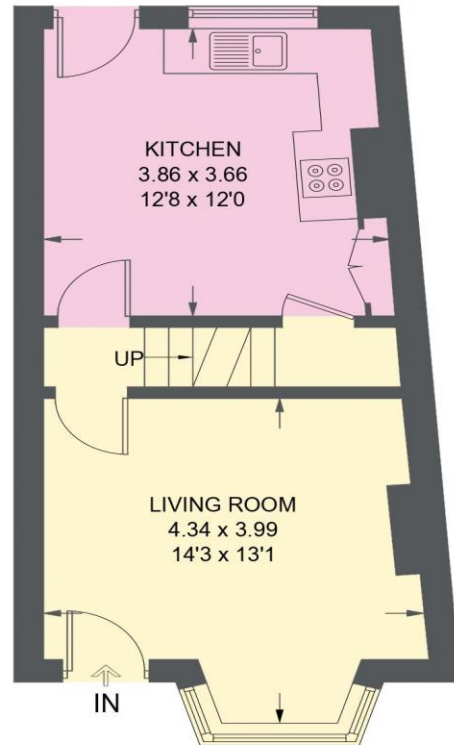
APPROXIMATE GROSS INTERNAL AREA = 85.6 SQ M / 921 SQ FT

CELLAR = 13.8 SQ M / 148 SQ FT

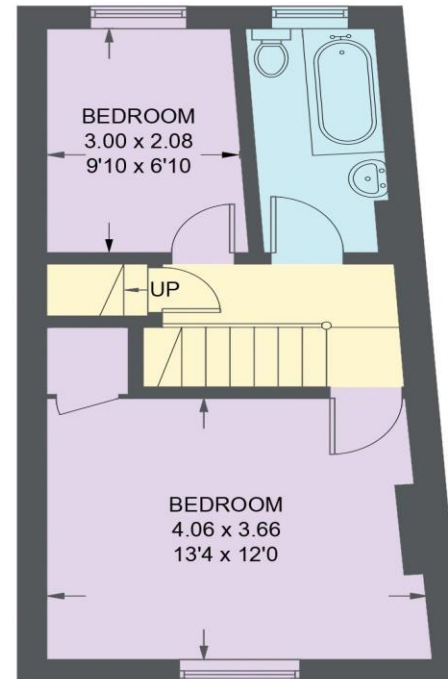
TOTAL = 99.4 SQ M / 1069 SQ FT



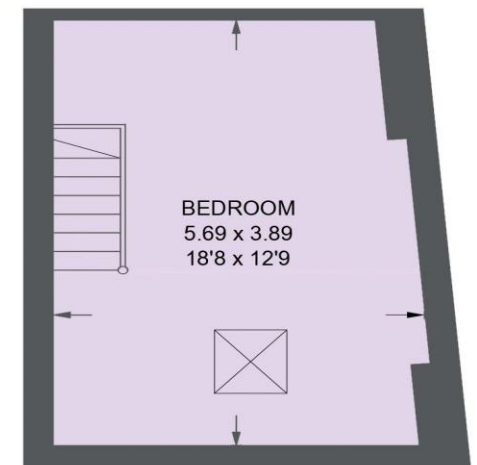
**CELLAR**  
13.8 SQ M / 148 SQ FT



**GROUND FLOOR**  
32.8 SQ M / 353 SQ FT



**FIRST FLOOR**  
31.3 SQ M / 337 SQ FT



**SECOND FLOOR**  
21.5 SQ M / 231 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.