







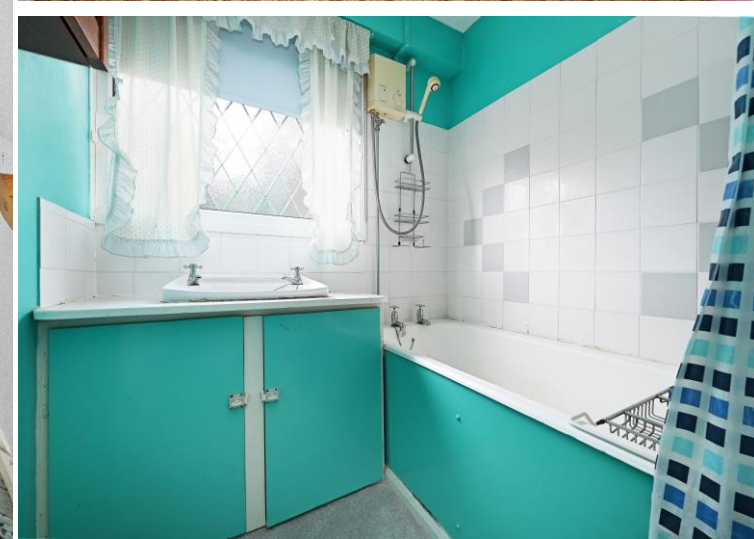
39 Edge Well Crescent

Sheffield • South Yorkshire • S6 1FJ

Guide Price £120,000 - £125,000

Offering great potential, is a deceptively spacious 3 bedroom mid terraced property in S6. In need of modernisation with the scope to redesign and develop, creating a modern family home, all subject to necessary consents. Features generous enclosed rear garden, combination gas central heating and double glazing. Freehold with no onward chain. The property enters into spacious hallway complete with cloakroom / storage. Open plan design living area is split over 2 levels with feature fireplace and generous front facing window allowing a stream of natural light. The kitchen is fitted with a range of units, providing space for freestanding appliances and adjoining a separate utility room, housing the Worcester combination boiler, offering rear access to the garden. The first floor is arranged on split level, providing 3 good sized bedrooms, 2 generous double rooms with built in storage and a smaller third bedroom. The bathroom is equipped with traditional bath and hand wash basin, with separate WC beside. Externally a front garden creates privacy from the road. To the rear of the property is a terraced garden, fully enclosed complemented by leafy backdrop and 2 brick built outhouses. Freehold Council Tax Band A





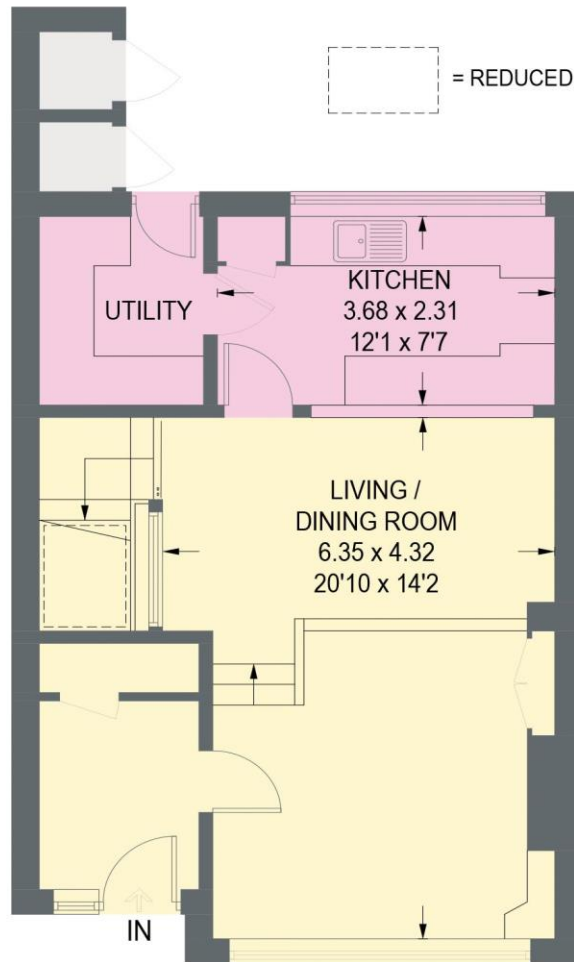
- Deceptively Spacious Mid Terrace in S6
- 3 Good Sized Bedrooms
- In Need of Modernisation
- Spacious Open Plan Design Living Area
- Combination Gas Central Heating
- Offering Fabulous Potential
- Great Local Amenities & Transport Links
- Enclosed Rear Garden with Storage
- Freehold
- Council Tax Band A, EPC Rating TBC



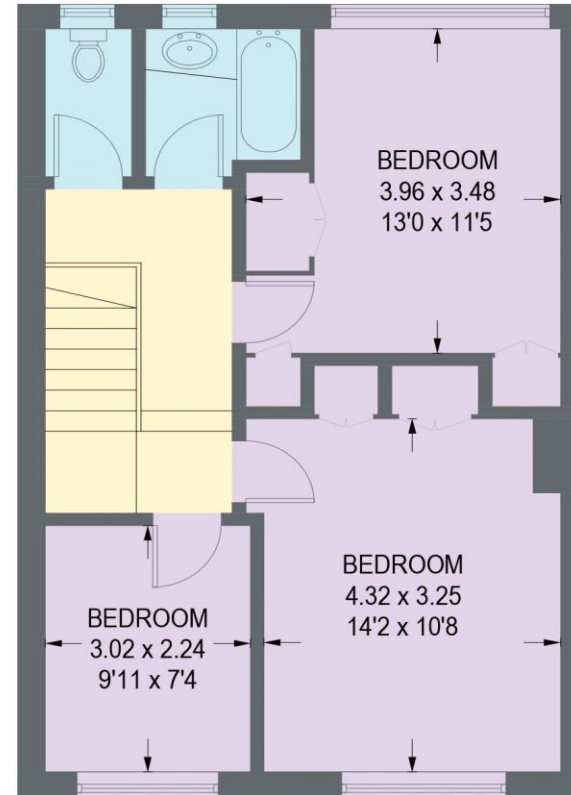


39 EDGE WELL CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 99.9 SQ M / 1075 SQ FT
(EXCLUDING EXTERNAL CUPBOARD)



GROUND FLOOR
48.8 SQ M / 525 SQ FT



FIRST FLOOR
51.1 SQ M / 550 SQ FT

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



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