





14 Avenue Road

Nether Edge • Sheffield • S7 1GD

Guide Price £195,000 - £210,000

A unique 2 double bedroom detached house located on a cul de sac in Nether Edge. The property offers generous living accommodation over 3 levels plus a cellar, has uPVC double glazing, gas central heating with a combination boiler and delightful enclosed rear garden. The accommodation comprises: Living room with period features including bay window, coving, ceiling rose, feature fireplace with brick inset, hearth and shelving to either side. Kitchen having a range of cream units complemented by contrasting worktops with tiled splashback, hob, oven, extractor, plumbing for a dishwasher, downlighters and quarry tiled floor. Cellar head with plumbing for a washing machine and steps down to the cellar providing useful storage. First floor landing and double bedroom 1. Bathroom having a white suite, fully tiled, extractor and chrome ladder radiator. Further staircase to double bedroom 2, downlighters, Velux and dormer window providing views. Front garden with gravel and slate chippings, side pathway leads to the rear of the property with Indian stone patio and pebbled area enclosed by brick walling. Avenue Road is ideally located for highly regarded schools, local shops & amenities, transport links to the hospitals, universities, train station, city centre and the Peak District.

Leasehold - 800 Years From 29th September 1896. Ground Rent £6.10



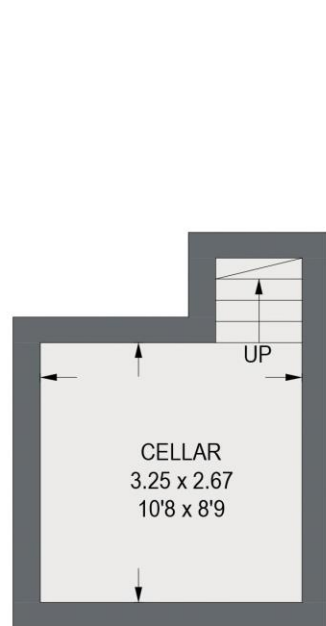
- Two Double Bedroom Detached House
- Living Accommodation Over 3 Levels
- Built-In Kitchen Appliances
- Period Features & Feature Fireplace
- Cellar Providing Useful Storage
- Combination Boiler
- uPVC Double Glazing
- Excellent Amenities & Transport Links
- Leasehold - 800 Years From 1896
- Council Tax Band A & EPC Rating TBC

14 AVENUE ROAD

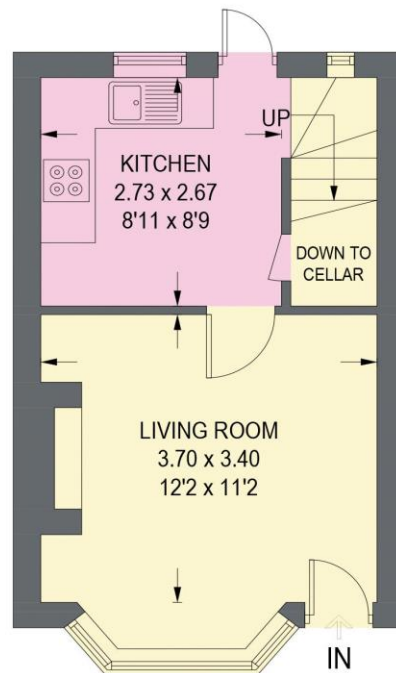
APPROXIMATE GROSS INTERNAL AREA = 67.2 SQ M / 723.4 SQ FT

CELLAR = 9.6 SQ M / 103 SQ FT

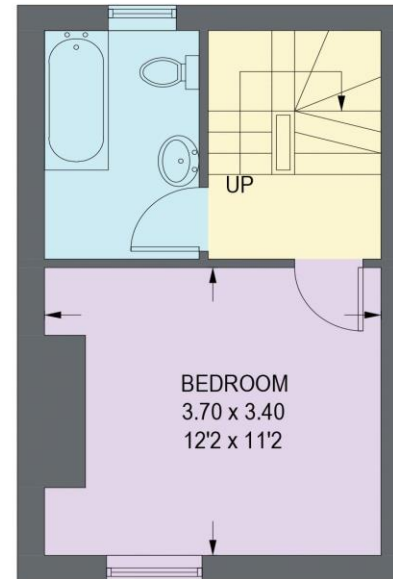
TOTAL = 76.8 SQ M / 826.4 SQ FT



CELLAR
9.6 SQ M / 103 SQ FT

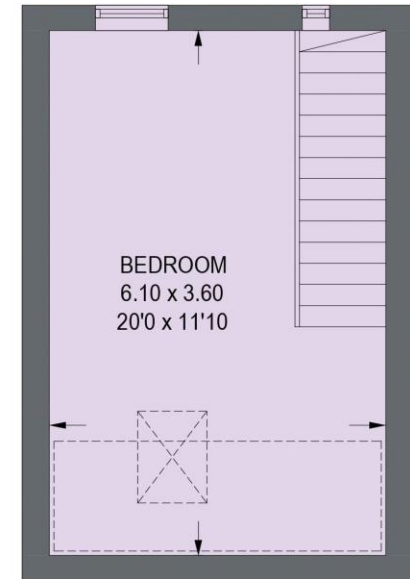


GROUND FLOOR
22.6 SQ M / 243.3 SQ FT



FIRST FLOOR
22.6 SQ M / 243.3 SQ FT

= REDUCED HEADROOM BELOW 1.5m



SECOND FLOOR
22.0 SQ M / 236.8 SQ FT

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

(ID/MPP/2025)

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.