





24 Woodstock Road

Nether Edge • Sheffield • S7 1HB

Guide Price £280,000 - £300,000

Beautifully refurbished and deceptively spacious, this three-bedroom, two-bathroom mid-terrace is situated in a popular residential area of Nether Edge, just a stone's throw from vibrant Abbeydale Road. Offering light, airy, and versatile accommodation arranged over three levels, the home combines modern décor with a mix of wood-effect flooring and soft carpeting for a warm, contemporary feel. A welcoming bay-fronted living room creates a bright and homely first impression, featuring stylish décor and a comfortable atmosphere. To the rear, an open-plan dining kitchen overlooks the garden and provides access to the cellar, ideal for storage. The kitchen is fitted with a range of modern units, contrasting brick-style tiling, and an integrated oven with gas hob. A side window and rear door lead out to the garden, allowing plenty of natural light to flow through. The first floor offers two generously sized double bedrooms, both tastefully decorated in a warm colour palette with contrasting carpets. The modern family bathroom is stylishly tiled and fitted with a white three-piece suite, including a rainfall shower over the bath, chrome heated towel rail, and a cupboard housing the combination boiler. A staircase leads to a versatile top-floor bedroom/living space, complete with an en-suite shower room. The dormer window floods the room with natural light, making it an ideal master suite, guest room, or home office. To the front, an attractive forecourt with iron railings adds privacy and curb appeal. To the rear, a low-maintenance enclosed courtyard garden offers a private outdoor space perfect for relaxing or entertaining, complete with useful storage and an outdoor WC. Nether Edge is one of Sheffield's most desirable areas, known for its leafy streets, vibrant community, and mix of period homes and modern amenities. Just a short distance from the city centre, it offers independent cafés, shops, and restaurants along nearby Abbeydale Road, plus easy access to parks, schools, and transport links. Nether Edge is a perfect location for families and professionals alike.

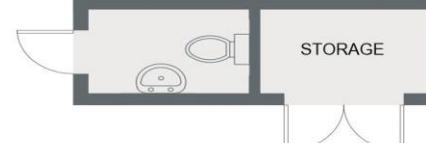
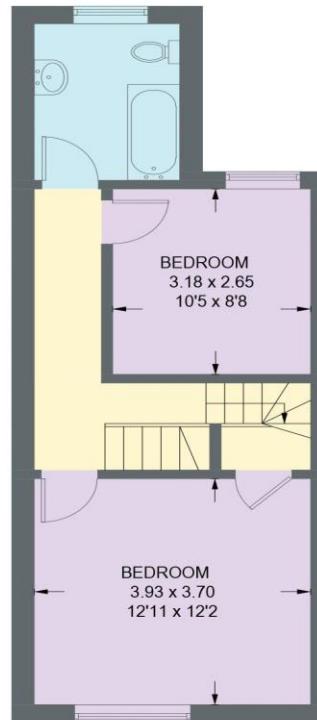
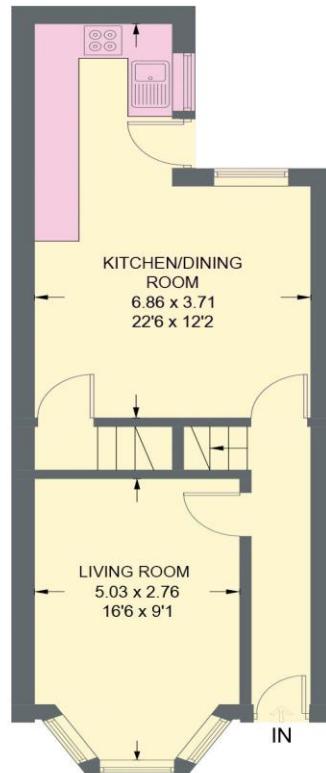
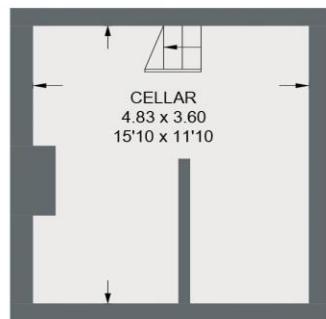


- Mid Terraced House in Nether Edge, S7
- 3 Double Bedrooms, Bathroom & Ensuite
- 2 Good Sized Reception Rooms
- 2 Storey Off-Shot
- Fitted Contemporary Kitchen
- Sought After Residential Location
- Combination Boiler & Double Glazing
- Courtyard Garden, Storage & WC
- Leasehold & No Chain
- Council Tax Band A

24 WOODSTOCK ROAD

APPROXIMATE GROSS INTERNAL AREA = 108.2 SQ M / 1165 SQ FT
CELLAR = 18.1 SQ M / 195 SQ FT
TOTAL = 126.3 SQ M / 1360 SQ FT
(EXCLUDING OUTBUILDING)

[] = REDUCED HEADROOM BELOW 1.5m / 5'0



CELLAR
18.1 SQ M / 195 SQ FT

GROUND FLOOR
39.6 SQ M / 426 SQ FT

FIRST FLOOR
39.0 SQ M / 420 SQ FT

SECOND FLOOR
29.6 SQ M / 319 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.