







13 Ladysmith Avenue

Nether Edge • Sheffield • S7 1SF

Guide Price £360,000 - £385,000

A beautiful stone built, 3 double bedroom terrace located on a tree lined road, part of the Nether Edge Conservation Area. Spacious accommodation arranged over 3 floors, beautifully presented and improved by current owners to restore many period features and charm. Benefits from predominantly double glazing, character features, combination gas central heating and attractive enclosed rear courtyard. The property enters through an attractive inner hallway through to the fabulous dual, open plan living area completed by a log burning stove, period style feature fireplace and restored wooden floor. A shaker style kitchen overlooks the rear courtyard with side and rear facing windows, fitted with integrated oven, gas hob and fridge. There are French doors opening out onto the courtyard and cellar access providing an ideal storage and utility space. The first floor features a rear facing double bedroom housing the combination boiler with built in storage and a generously proportioned main bedroom filled with natural light courtesy of 2 front facing windows and period feature fireplace. The bathroom is partially tiled and equipped with 3-piece white suite and new overhead shower. Stairs rise to create a superb dual aspect bedroom/flexible living space providing storage within the eaves. A private, enclosed courtyard creates a lovely secluded outdoor space. Ladysmith Avenue is well-placed for local shops and amenities within Nether Edge and along Abbeydale Road, with reputable schools, local parks and recreational facilities nearby. Located within easy access to the city centre, hospitals, universities and the Peak District.





- Stone Built Terraced House on Tree Lined Road
- Spacious Accommodation Arranged over 3 Floors
- Retaining Restored Period Features & Charm
- Located in Nether Edge Conservation Area

- 3 Good Sized Bedrooms & Modern Bathroom
- Private Rear Courtyard
- Gas Central Heating and Majority Double Glazing
- Local Amenities within Walking Distance
- Freehold



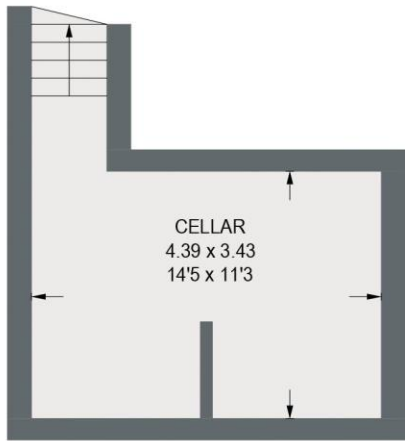


13 LADY SMITH AVENUE

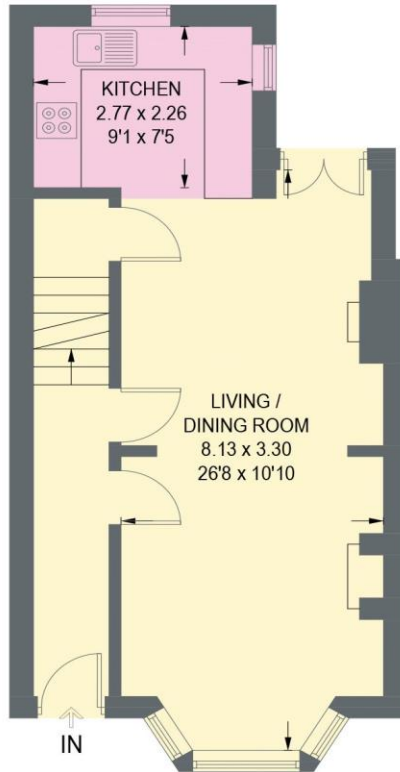
APPROXIMATE GROSS INTERNAL AREA = 111 SQ M / 1195 SQ FT

CELLAR = 17.2 SQ M / 185 SQ FT

TOTAL = 128.2 SQ M / 1380 SQ FT



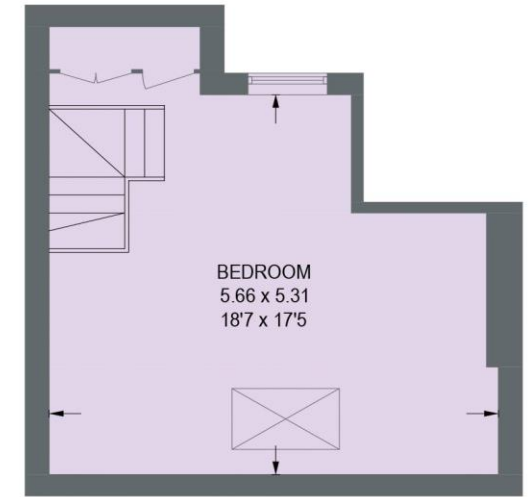
CELLAR
17.2 SQ M / 185 SQ FT



GROUND FLOOR
39.1 SQ M / 421 SQ FT



FIRST FLOOR
43.2 SQ M / 465 SQ FT



SECOND FLOOR
28.7 SQ M / 309 SQ FT

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



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