

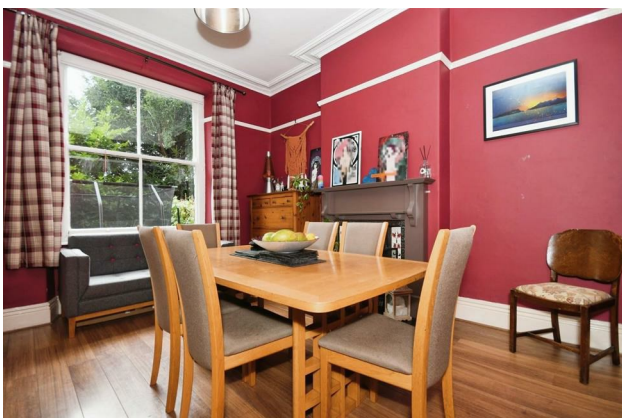
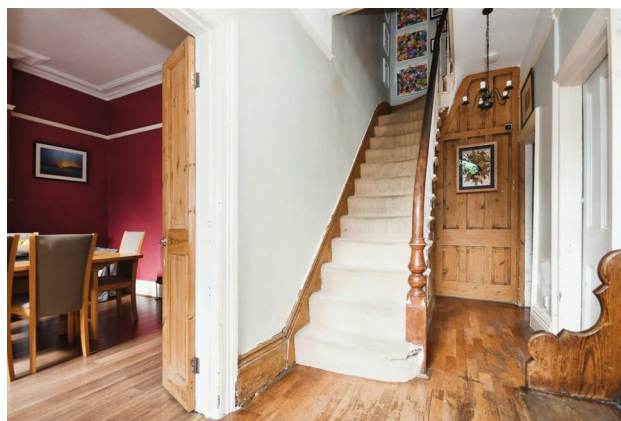
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18 Machon Bank Road, Sheffield, S7 1PF

Guide Price £500,000

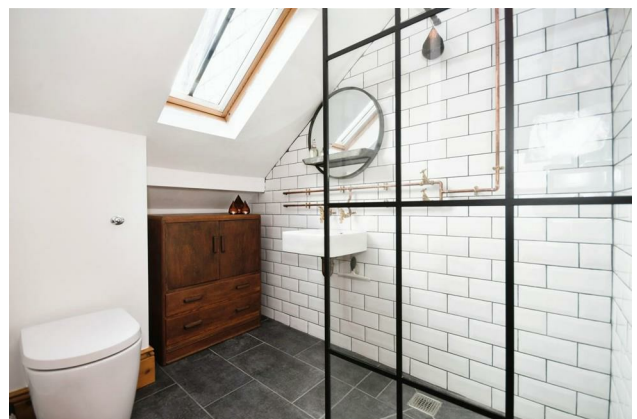
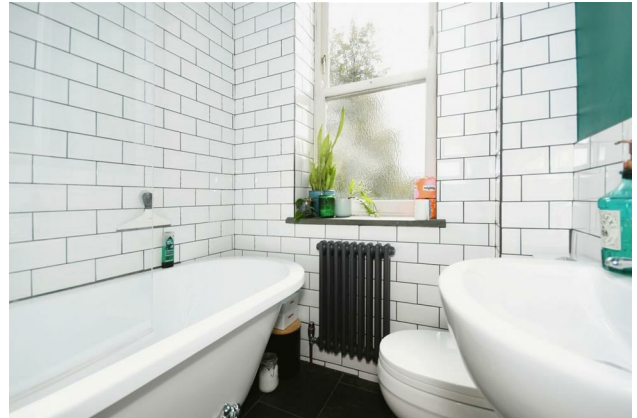
Property Images



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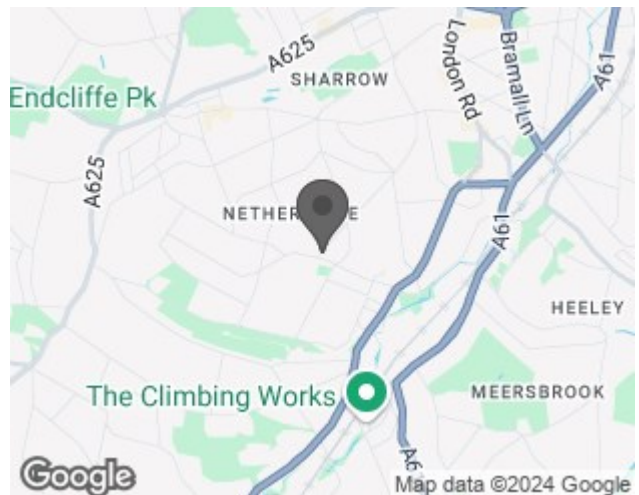
Total floor area 143.7 sq.m. (1,547 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

A beautifully upgraded property occupying an enviable position in the hugely fashionable neighbourhood of Nether Edge. The property commands an elevated position away from the road and is set in attractively landscaped gardens the front and benefits from a rear. There is a range of very well presented accommodation laid out over three floors which offers versatility in the way it can be used with kitchen on the rear elevation and modern fixtures and fittings combined with original features. The property is located a short stroll away from the highly regarded local schools and the host of independent bars, cafes, bistros and restaurants that combine to make this area one of the most thriving parts of the city.

The property briefly comprises; entrance hall with panelled staircase and sweeping hand rail. There is a front facing living room with gas fire above the tiled hearth. The second reception room providing dining space with front facing sash windows and the modern kitchen to the rear. To the first floor are three double bedrooms, and a modern family bathroom with white three piece suite. To the second floor is a further double bedroom with gable window, ensuite shower room and air conditioning. The property has a cellar which half is used as a utility and ideal for storage or conversion subject to consents (any buyer should comply with both planning and building control). Externally there is a Chelsea style courtyard with room an extra storage shed.

Features

- Four double Bedrooms
- Two bathrooms with en-suite to the master bedroom
- Two reception rooms one with a walkin bay window
- Original features
- South facing front garden
- Chelsea style rear garden
- Upgraded significantly by the current owner