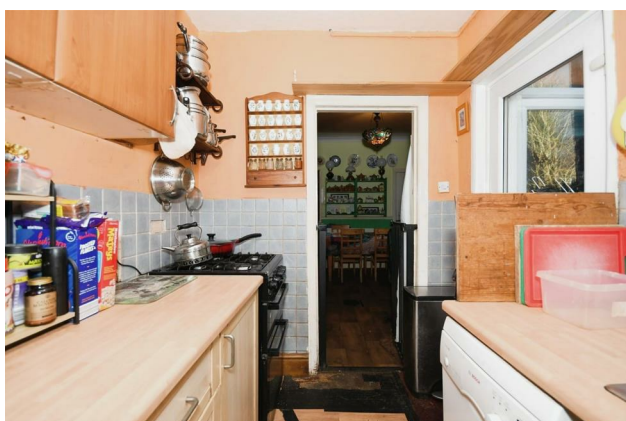


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**8 Wake Road, Sheffield, S7 1HG**  
**Offers In The Region Of £260,000**  
**Property Images**

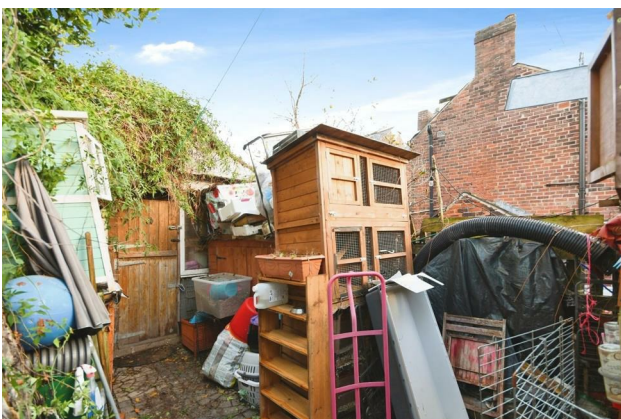




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## Property Images



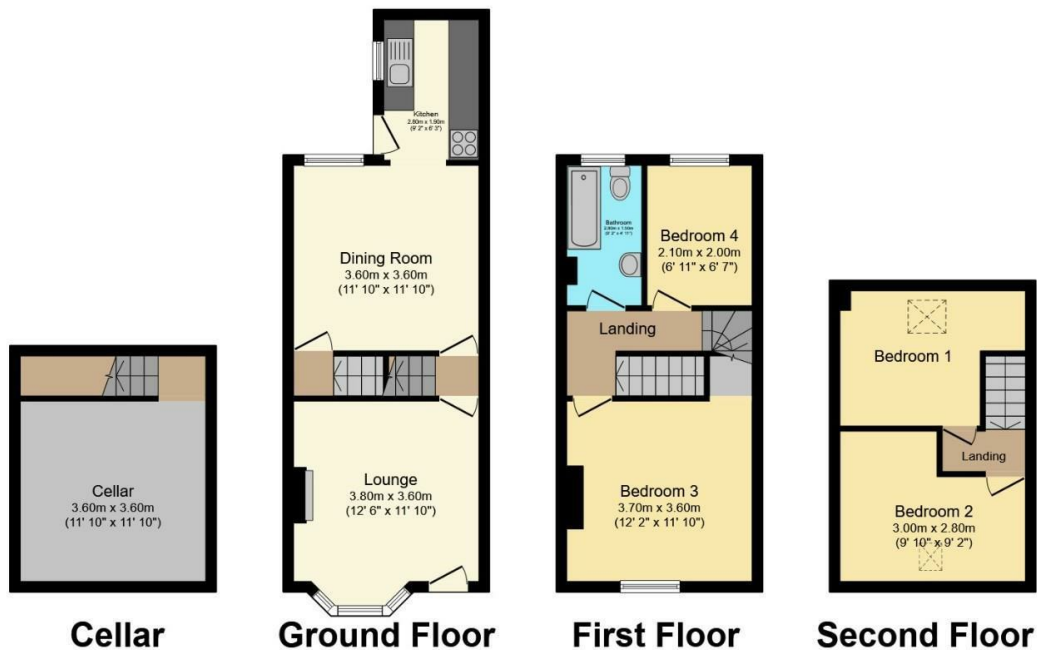
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## Property Images








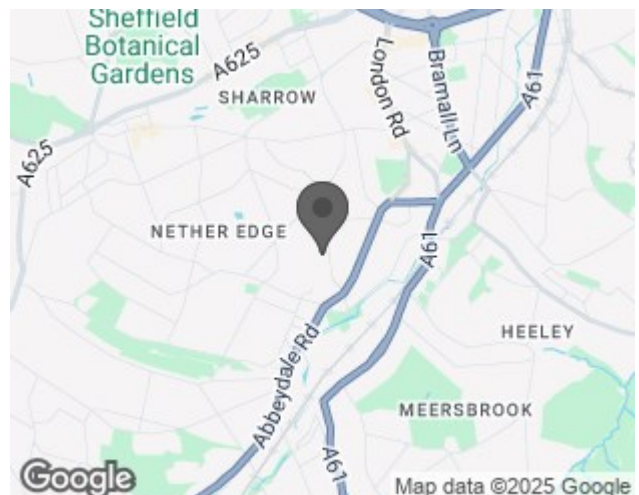
Total floor area 105.7 m<sup>2</sup> (1,138 sq.ft.) approx

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) <b>A</b>	<b>56</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: House - End Terrace Beds: 4 Bathrooms: 1 Reception: 2  
Tenure: Freehold

Hunters are pleased to bring to market this generously proportioned four bedroom end of terrace property located in the popular suburb of Nether Edge, which is popular with a range of buyers from first time buyers to growing families due to its proximity to well regarded schools, parks and utilities based on and around Abbeydale Road.

An internal inspection is necessary to appreciate the size accommodation on offer which comprises a front and rear entrance, bay fronted lounge, dining room with access to the cellar and off-shot kitchen to the ground floor, there are two bedrooms and a bathroom to the first floor and a further two bedrooms to the second floor.

Externally to the front is a low maintenance garden there is a low maintenance garden and to the rear is an outhouse and storage shed.

Nether Edge is a popular spot for buyers who appreciate a cosmopolitan lifestyle with easy access to a wide variety of shops, bars and restaurants, reputable schools parks and a wealth of outdoor amenities. Leafy Nether Edge, London Road and the fashionable and thriving lower part of Abbeydale Road can be approached via a short walk and regular transport links can have you into town in five minutes.

## Features

- End of terrace • Four bedrooms • Off shot Kitchen • Cellar for extra storage • Sought after location • Easy access to Nether Edge centre and Abbeydale Road • Good school catchment areas