







46 South View Road

Nether Edge • Sheffield • S7 1DD

Guide Price £230,000 - £250,000

A deceptively spacious, 3 bedroom mid-terrace property, offered to the market with no onward chain and on a freehold basis. The property provides generous and flexible accommodation arranged over three floors, with light and airy interiors, attractive period features and neutral décor throughout. To the rear is a private, enclosed courtyard garden. Entrance into the front living room, featuring a bay window, coving and ceiling rose, with grey décor and grey carpeting. The room leads through to a rear reception room overlooking the garden, creating a versatile additional living space. Off the rear reception room is the off-shot kitchen, fitted with a modern gloss kitchen, tiled splashbacks and worktops, together with an integrated oven and gas hob. There is space and plumbing for freestanding appliances, along with a rear door providing direct access to the courtyard garden. The front-facing double bedroom is particularly generous in proportion, benefiting from two windows and occupying the additional space built over the passageway, creating an excellent-sized bedroom with useful walk-in storage. The room is finished with grey walls and grey carpeting. To the rear is a further double bedroom, overlooking the garden and also finished with grey walls and grey carpeting. The room benefits from a built-in storage cupboard. The spacious family bathroom is fitted with a modern white suite comprising a bath with shower over, wash basin and WC, complemented by a chrome heated towel rail and useful storage cupboard. The second floor provides another excellent-sized double bedroom, featuring a rear dormer window which allows plenty of natural light into the room. There is also access into useful eaves storage. To the front is a forecourt providing privacy from the road. To the rear is a fully enclosed, private courtyard garden, offering a low-maintenance and versatile outdoor space that provides a blank canvas for the new owner to personalise. South View Road is situated within the popular S7 area, offering convenient access to a range of local amenities, shops, cafés and everyday facilities. The property is well placed for access to Sheffield city centre and the surrounding suburbs, while also benefiting from good local transport links and a wide range of recreational spaces. The area is popular with a variety of buyers thanks to its established residential setting and convenient position for both city and suburban living.





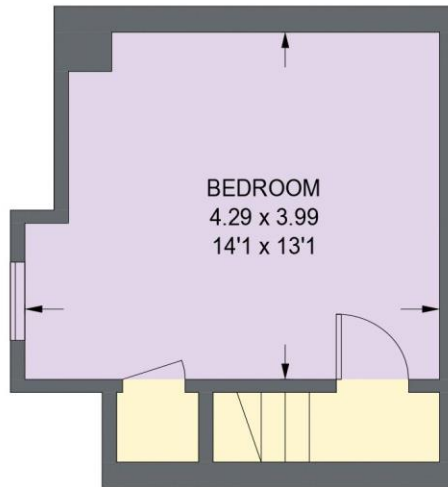
- Deceptively Spacious Mid Terrace
- 3 Bedrooms & Modern Bathroom
- Light & Airy Accommodation
- 2 Versatile Reception Rooms
- Modern Kitchen & Bathroom
- Excellent Local Amenities
- Popular Location in Nether Edge. S7
- Rear Courtyard Garden
- Freehold & No Chain
- Council Tax Band A, EPC Rating D



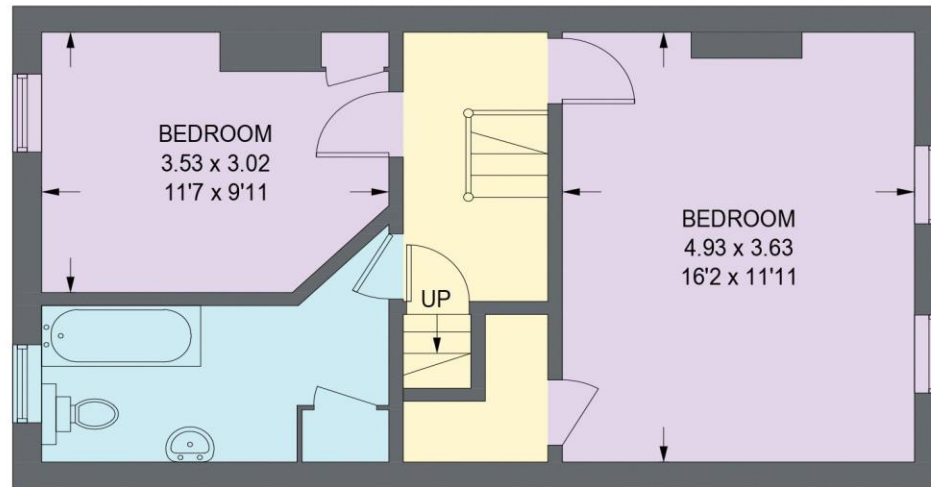


46 SOUTH VIEW ROAD

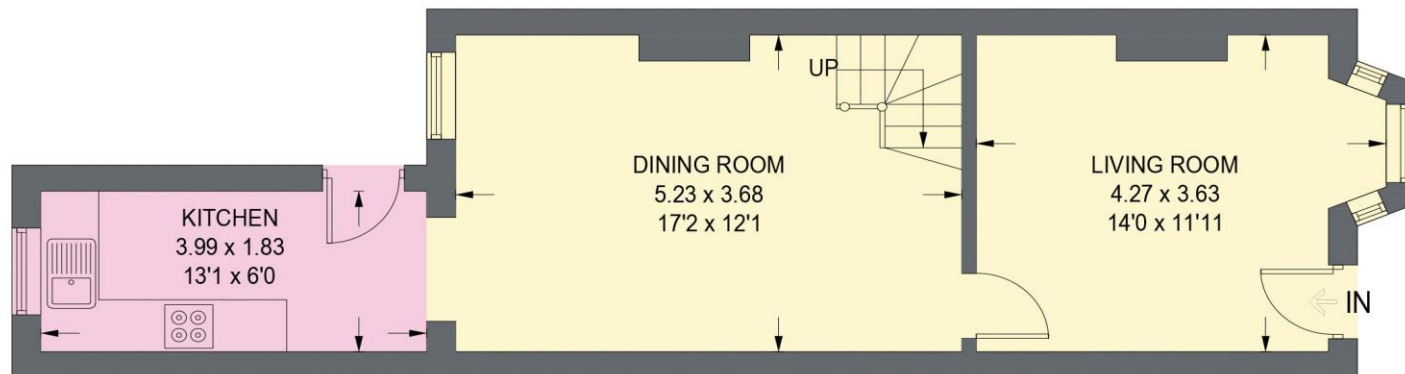
APPROXIMATE GROSS INTERNAL AREA = 106.2 SQ M / 1143 SQ FT



SECOND FLOOR
19.4 SQ M / 209 SQ FT



FIRST FLOOR
44.8 SQ M / 482 SQ FT



GROUND FLOOR
42.0 SQ M / 452 SQ FT

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

(IDMRP2025)



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