







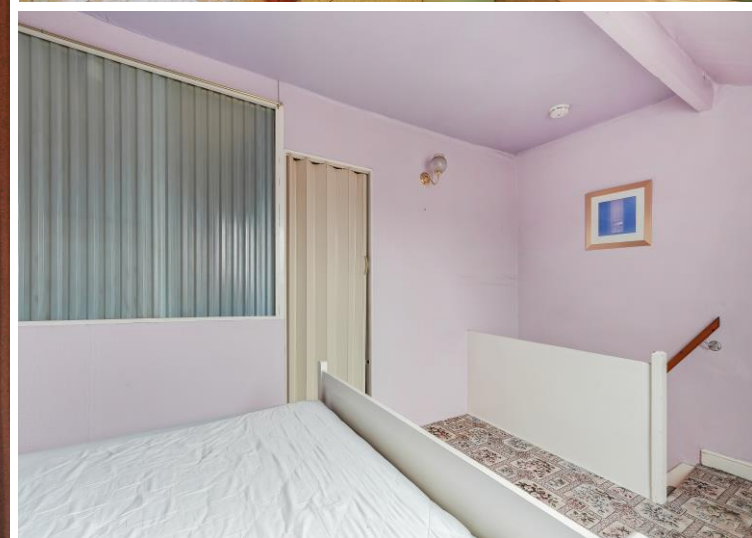
## 130 South View Road

Sheffield • South Yorkshire • S7 1DD

Offers in the Region Of £225,000

Generously proportioned three double bedroom mid-terraced property offering fabulous potential in the sought-after area of Nether Edge. The property provides spacious accommodation arranged over three levels, with excellent potential for development. Although in need of general updating and modernisation, it offers the opportunity to create a superb family home. Benefits include partial double glazing, a private enclosed rear outdoor space with outhouse, freehold tenure, and no onward chain. Accessed via a communal passageway, the side entrance leads into a good-sized front-facing living room featuring a bay window, gas fire, and an abundance of natural light. A separate dining room overlooks the rear garden, providing a versatile living space and leading through to the off-shot kitchen. The kitchen benefits from side and rear windows, an alternative rear access door, a range of units, and space for appliances. The first floor comprises two well-proportioned double bedrooms, both offering generous fitted wardrobe storage, along with a spacious bathroom featuring a three-piece suite and partial tiling. The second floor offers a further double bedroom or versatile living space with a partial dividing wall, presenting potential to create an en-suite subject to the necessary building consents. Externally, the property enjoys a private end-of-row, fully enclosed rear outdoor space, accessed via the communal passageway. The area is low maintenance and includes a useful outhouse.





- Spacious Mid Terraced Property
- 3 Double Bedrooms
- Arranged Over 3 Levels
- 2 Versatile Reception Rooms
- Offering Fabulous Potential

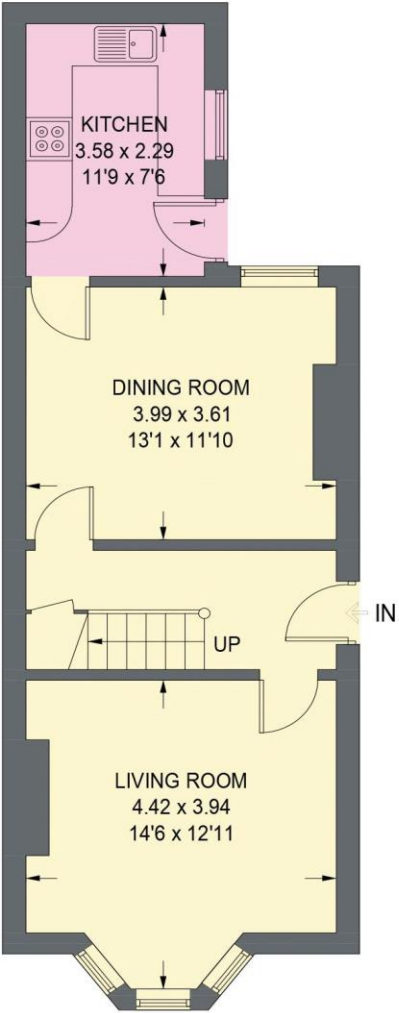
- In Need of General Updating
- Partial Double Glazing, No Central Heating
- Private Enclosed Rear Garden & Outhouse
- Freehold
- Council Tax Band A, EPC Rating TBC



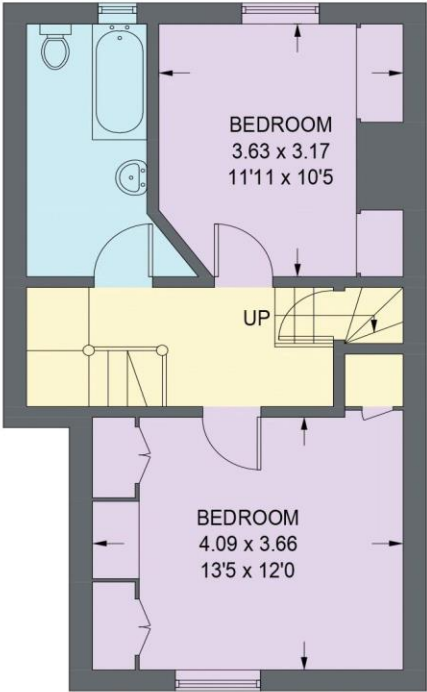


# 130 SOUTH VIEW ROAD

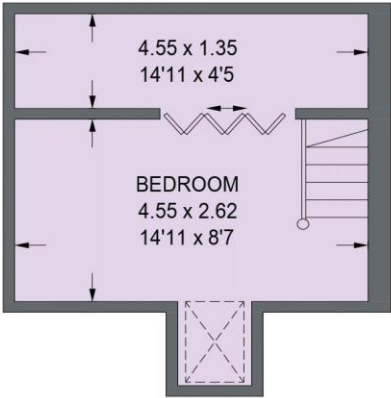
APPROXIMATE GROSS INTERNAL AREA = 108.0 SQ M / 1163 SQ FT



**GROUND FLOOR**  
**46.8 SQ M / 504 SQ FT**



**FIRST FLOOR**  
**41.4 SQ M / 446 SQ FT**



**SECOND FLOOR**  
**19.8 SQ M / 213 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1269527)

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.



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