



WHITEHORNES

Buy. Sell. Let. Relax!

0114 268 8533
info@whitehornes.com
www.whitehornes.com

54 Albany Road, Nether Edge

Sheffield

Offers in Region of **£525,000**

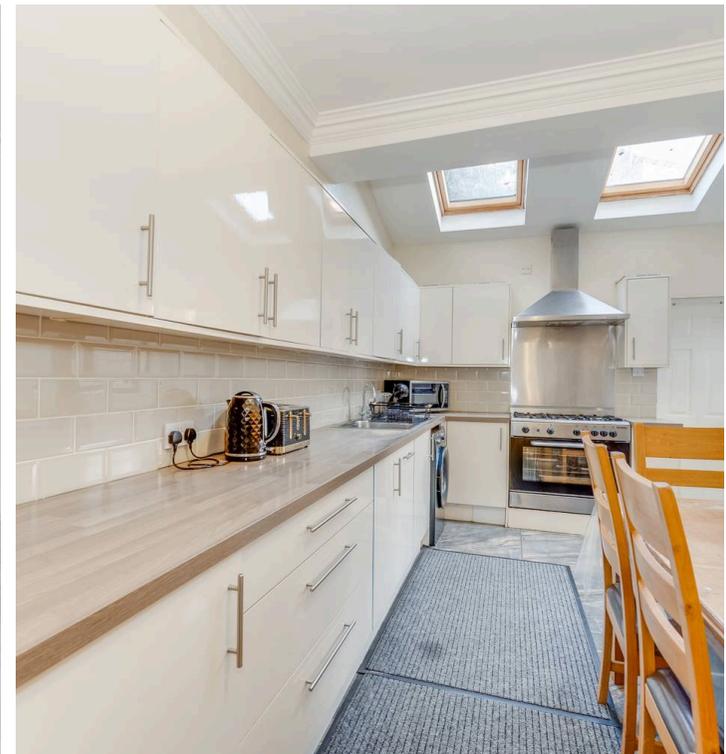
54 Albany Road

Nether Edge, Sheffield

This substantial five double bedroom, three bath/shower room, stone-built semi-detached family home offers an exceptional opportunity for those seeking a forever home in the heart of ultra-popular Nether Edge. Arranged over three floors and totalling an impressive 1,965 square feet, the property also boasts a large cellar with potential for conversion (subject to the necessary permissions), providing further scope for flexible family living. The beautifully presented accommodation is perfect for the growing family market, with spacious and light-filled rooms throughout. The property is ideally positioned towards the top of this attractive, tree-lined residential road, falling within excellent schooling catchments including the renowned Mercia Secondary School.

Council Tax band: C Tenure: Freehold

- SUBSTANTIAL FIVE DOUBLE BEDROOM THREE BATH/SHOWER ROOMED STONE BUILT SEMI DETACHED FAMILY HOME
- THREE FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,965 SQ FEET WITH POTENTIAL TO CONVERT THE EXISTING CELLAR
- HEART OF ULTRA POPULAR NETHER EDGE TOWARDS THE TOP OF THIS TREE LINED RESIDENTIAL ROAD
- PERFECT FOR THE GROWING FAMILY MARKET LOOKING FOR A FOREVER HOME
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING THE RENOWNED MERCIA SECONDARY
- INCREDIBLY RARE OPPORTUNITY TO MARKET WITH VIEWING A PREREQUISITE TO SEE THE SIZE ON OFFER BY THIS DECEPTIVE PROPERTY
- WALKING DISTANCE TO FASHIONABLE SHARROW VALE AND NETHER EDGE VILLAGE FEEL CENTRE THAT OFFER UP AN ABBAY OF INDEPENDENT CAFE'S







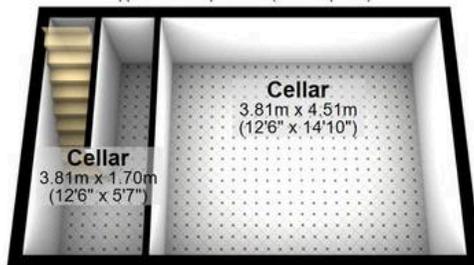
WHITEHORNES

Buy. Sell. Let. Relax!

0114 268 8533
info@whitehorses.com
www.whitehorses.com

Cellar

Approx. 24.0 sq. metres (258.7 sq. feet)



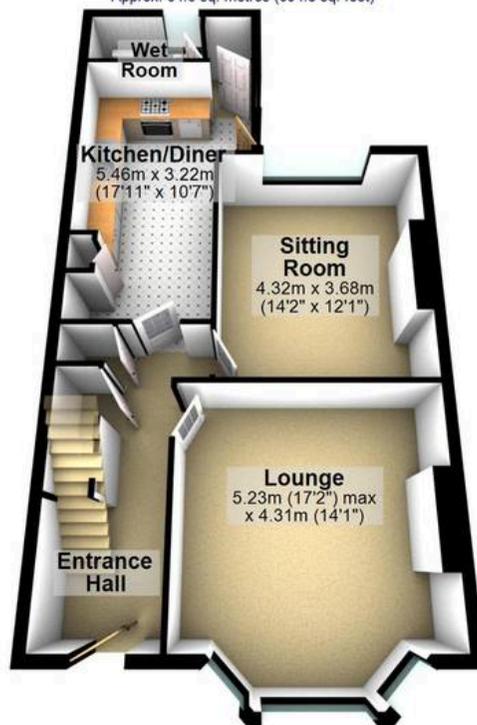
First Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



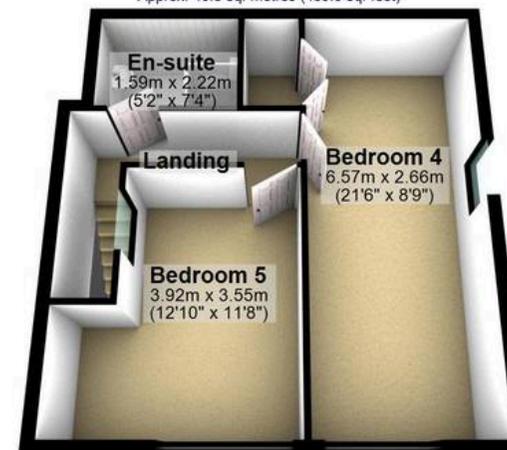
Ground Floor

Approx. 64.6 sq. metres (694.8 sq. feet)



Second Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



Total area: approx. 182.6 sq. metres (1965.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

54 Albany Road