





## 54 Tavistock Road

Nether Edge • Sheffield • S7 1GG

Guide Price £200,000 - £210,000

Situated on the ever-popular Tavistock Road in the sought-after S7 postcode, this three-bedroom mid-terrace property offers an exciting opportunity for buyers looking to create a fantastic home. Requiring a scheme of general updating, the property provides well-proportioned accommodation and excellent potential to be transformed into a stylish and comfortable three-bedroom residence. Offered for sale with no onward chain. The ground floor features a spacious dining kitchen fitted with some built-in storage, alongside ample space for freestanding appliances. There is room for a breakfast table, making it a sociable and practical hub of the home, with access leading down to the cellar. The living room has a warm, rustic and homely feel, boasting varnished floorboards, an exposed brick chimney breast, and a stove set on a stone hearth. Wall lights, coving, and calming décor complete this inviting living space. On the first floor, the front-facing double bedroom is well presented and generously sized, featuring neutral décor, a grey carpet, and the added benefit of a walk-in closet. To the rear is a single bedroom, ideal as a home office or nursery, alongside a bathroom fitted with a white suite, partially tiled, and with a shower over the bath. The second floor offers a spacious double bedroom with flexible living potential, benefiting from a dual aspect, neutral presentation, carpeting, and useful storage within the eaves. Externally, the property enjoys a low-maintenance rear courtyard accessed via a communal passageway. This outdoor space provides a blank canvas for creating a private area to relax and entertain. Tavistock Road is ideally positioned within a highly desirable and convenient area, well known for its vibrant community feel and excellent local amenities. A range of independent shops, cafés, and parks are within easy reach, along with good transport links into the city centre, making this a superb location for both professionals and families alike.



- Mid Terrace in Nether Edge S7
- 3 Bedrooms & Bathroom
- Arranged Over 3 Levels
- Light & Airy Dining Kitchen
- Cosy Living Room

- Fabulous Potential
- Sought After Convenient Location
- Rear Courtyard
- Lease hold Details TBC
- Council Tax Band A, EPC Rating D

# 54 TAVISTOCK ROAD

APPROXIMATE GROSS INTERNAL AREA = 79.3 SQ M / 853 SQ FT

CELLAR = 17.5 SQ M / 188 SQ FT

TOTAL = 96.8 SQ M / 1041 SQ FT

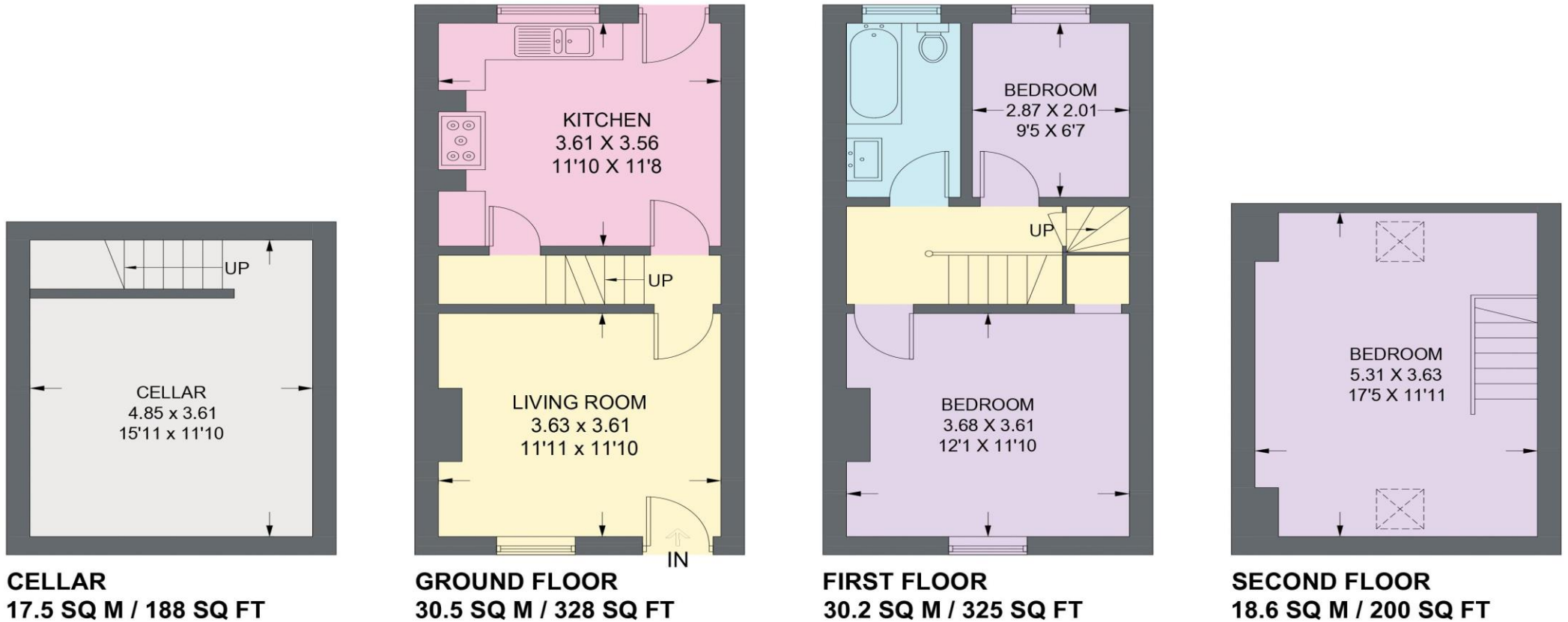


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1286631)

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.