



15 Kenwood Park Road, Nether Edge, Sheffield, S7 1NE

Offers Over £800,000

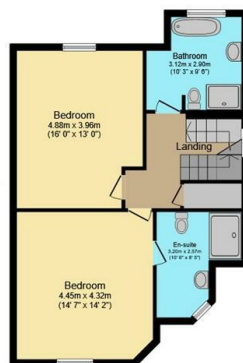
- No onward chain
- Three reception rooms
- Off street parking and EV charging point
- Freehold
- Over 3,250ft² of floor space
- Five bedrooms
- Private rear garden
- Stunning My Fathers Heart kitchen
- Three bathrooms
- Fantastic location



Lower Ground Floor
Floor area 92.5 m² (996 sq.ft.)



Ground Floor
Floor area 81.5 m² (878 sq.ft.)



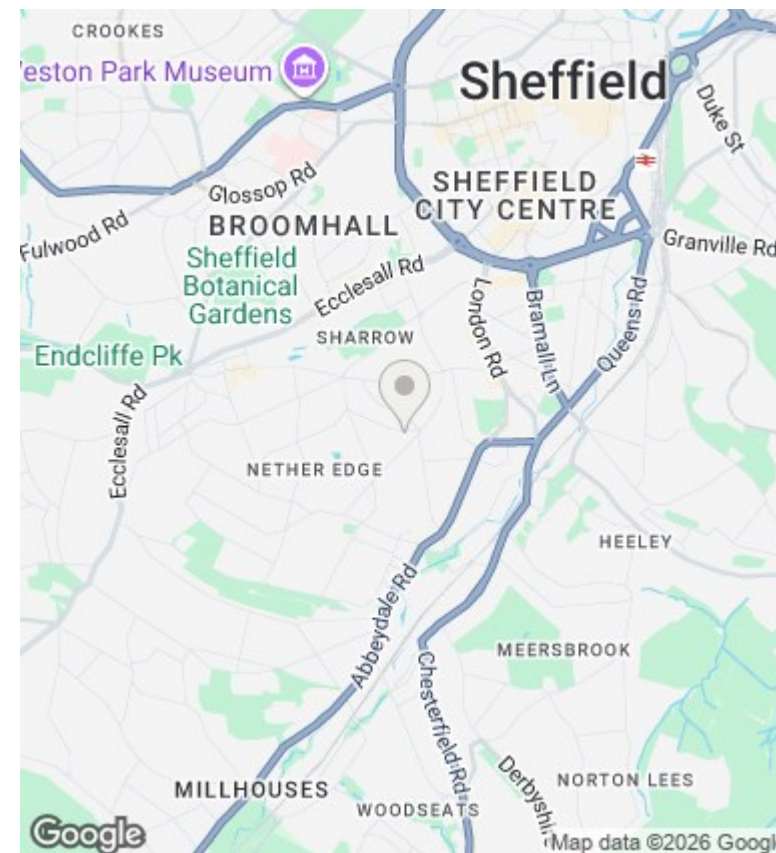
First Floor
Floor area 66.0 m² (710 sq.ft.)



Second Floor
Floor area 63.3 m² (682 sq.ft.)

TOTAL: 303.4 m² (3,266 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Directions

Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

Council Tax Band

C

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	