







109 South View Road

Nether Edge • Sheffield • S7 1DE

Guide Price £270,000 - £280,000

Ideal for first-time buyers, families or anyone seeking a stylish, ready-to-move-into home, this beautifully refurbished three-bedroom mid-terrace property offers versatile accommodation arranged over three levels, together with a useful cellar. Situated in the popular residential area of Nether Edge, the property combines contemporary finishes with light, airy interiors and a fresh, neutral colour palette throughout. Offered to the market on a freehold basis with no onward chain, this is an excellent opportunity to acquire a turnkey home. Accessed via a communal passageway to the side, the accommodation opens into a welcoming living room, featuring a charming bay window, decorative coving, neutral carpeting and warm, understated décor, creating a comfortable and inviting space to relax. To the rear, the open-plan dining kitchen enjoys pleasant views over the garden and benefits from stylish LVT flooring, with a flexible dining area positioned alongside the offset kitchen. The sleek fitted units are complemented by brass handles, a ceramic sink overlooking the garden and attractive work surfaces. Integrated appliances include an electric oven, electric hob, extractor and dishwasher, with additional space for a washing machine and fridge freezer. A door provides direct access to the enclosed rear garden, while access to the cellar, offering useful additional storage, is also available from this area. To the first floor, there are two bedrooms, including a generous front-facing double bedroom with useful understairs storage, alongside a well-proportioned single bedroom to the rear, ideal for a child, home office or study. Both rooms continue the property's fresh, neutral décor and grey carpeting. Completing this floor is a contemporary three-piece bathroom suite in white, comprising a bath with shower over, wash basin and WC, finished with stylish hexagonal-effect vinyl flooring. Stairs lead to the second floor, where a spacious and versatile room offers excellent flexibility as a further double bedroom, additional living space, home office or hobby room. A front-facing window allows plenty of natural light to fill the space, offering exciting possibilities to suit a variety of needs. Externally, the property benefits from a front forecourt providing a degree of privacy from the road. To the rear, a communal passageway leads to a fully enclosed private garden, laid predominantly to a freshly laid lawn and offering a pleasant outdoor space to relax, entertain or enjoy warmer months. A useful brick-built outbuilding provides additional storage. Nether Edge is a popular and well-established residential area of Sheffield, renowned for its attractive period properties, leafy streets and welcoming community feel. The area offers a great balance of local amenities and green spaces, with a variety of independent shops, cafés, pubs and eateries nearby. Excellent transport links provide convenient access to Sheffield city centre and the surrounding areas, while a selection of well-regarded schools and nearby parks make the location appealing to families and professionals alike. Combining a sought-after neighbourhood with convenient everyday amenities, Nether Edge is an excellent place to call home.





- Stunning Mid Terrace Property in S7
- Fully Refurbished
- 3 Good Sized Bedrooms
- Modern Kitchen & Bathroom
- Superb Open Plan Dining Kitchen

- Light & Airy Neutral Decor
- Arranged Over 3 Levels Plus Cellar
- Fully Enclosed Private Rear Garden
- Freehold & No Chain
- Council Tax Band A, EPC Rating TBC





109 SOUTH VIEW ROAD

APPROXIMATE GROSS INTERNAL AREA = 95.9 SQ M / 1032 SQ FT

CELLAR = 19.4 SQ M / 209 SQ FT

TOTAL = 115.3 SQ M / 1241 SQ FT



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



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