

EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS


EADON LOCKWOOD & RIDDLE
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est. 1840
FOR SALE
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(0114) 266 3366

BROOKFIELD
Rd
7

31 Brookfield Road, Nether Edge, Sheffield, South Yorkshire, S7 1DW

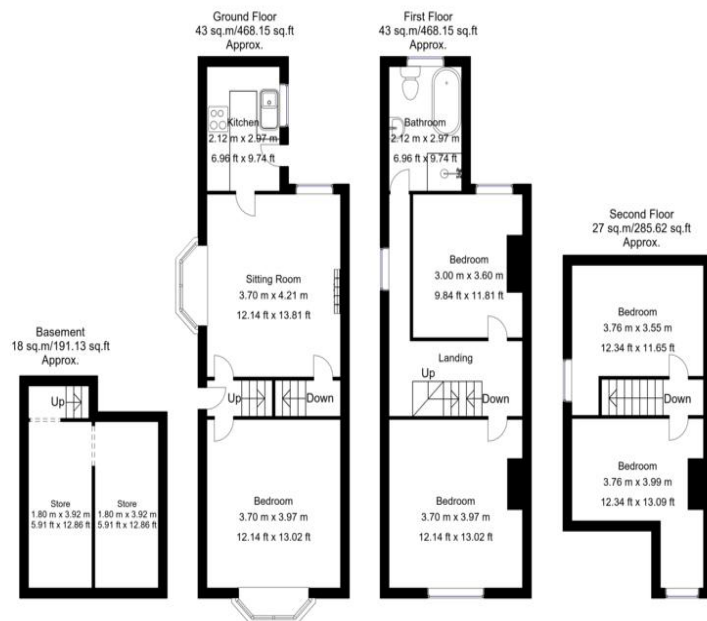
31 Brookfield Road, Nether Edge, S7 1DW

Situated a stone's throw away from all that this most fashionable and desirable of neighbourhoods has to offer and yet also enjoying a lovely setting on the desirable Brookfield Road. Number 31 is a larger than average end of terrace property with a 2 storey offshot and an excellent range of generously proportioned accommodation over 3 floors. With parking often an issue in the area the off road parking for at least 2 cars will also surely be appreciated. This section of Abbeydale Road, between The Broadfield Ale House and Bragazzis has certainly seen something of a Renaissance in recent years and a huge influx of independent bars, bistros and boutiques now combine to give the area a thriving identity. The location is also extremely convenient for access into town with speedy bus links whisking you into the centre in under 5 minutes via the eclectic mix of catering establishments on London Road. The heart of Nether Edge is found a short walk away as are local parks.

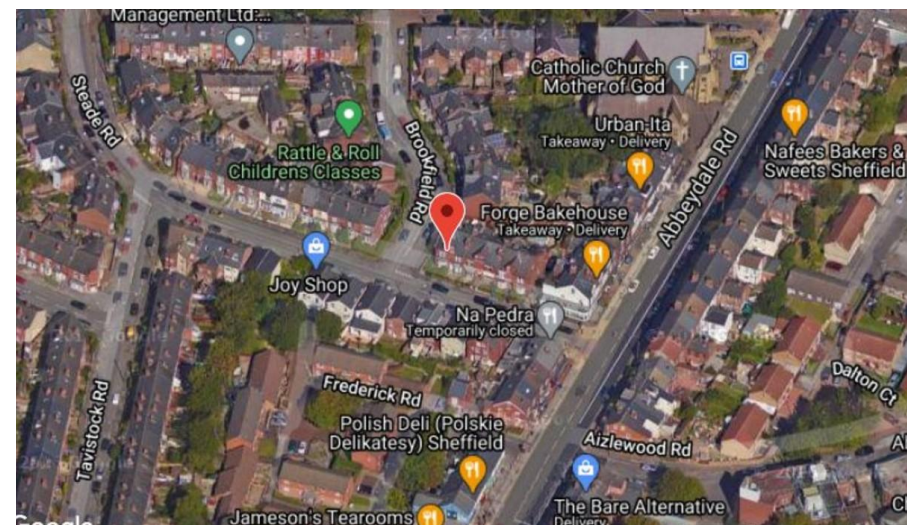
- Four good double bedrooms.
- Sitting room with moulded coving to the high ceiling and a bay window.
- Dining room with an additional bay window and feature Limestone fireplace.
- Fitted off shot kitchen with access to the rear.
- Modern bathroom in the offshot on the first floor.
- Side entrance lobby for convenience.
- Generous driveway at the side providing off road parking or space for further garden if preferred.
- UPVC double glazing and doors and gas central heating via a combi.
- Desirable location convenient for excellent and diverse amenities which are accessible straight from
- No onward chain.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd 62018



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