



6a Osborne Road, Nether Edge, Sheffield, S11 9AY



6a Osborne Road Nether Edge

Offers Around

£179,950

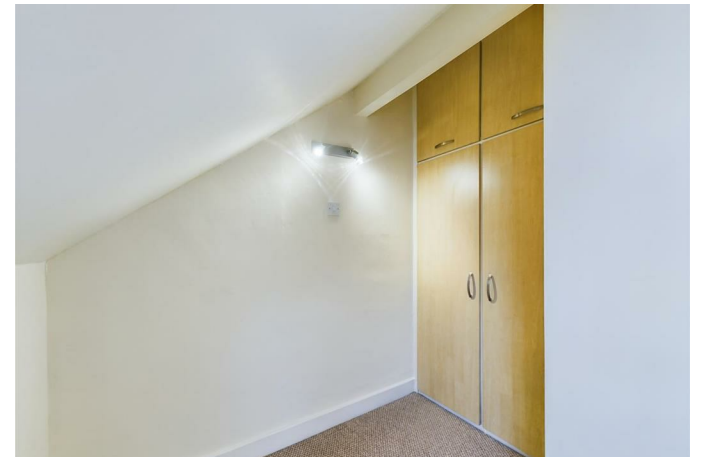
Situated in this very popular location within easy access of nearby shopping facilities, restaurants, parks and good schools, a three bedroom Duplex Apartment offered for sale with immediate vacant possession and no chain.

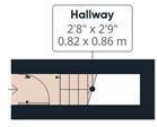
The accommodation briefly comprises, side entrance lobby, staircase to first floor, bedroom front facing double room with recess wardrobe, lounge / dining room, lobby with plumbing for washer and wash hand basin, bathroom with bath and shower and low flush W.C. Off shot kitchen with a good range of base and wall units, built in oven and hob with extractor fan and dishwasher. Ideal gas fired central heating boiler. On the second floor bedroom two with built in wardrobe, bedroom three with built in wardrobe, shower room with full suite.



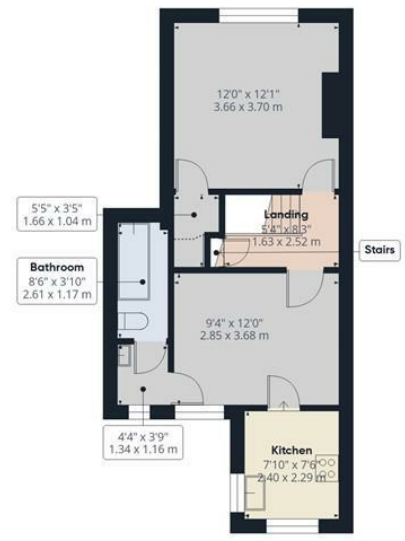
- Duplex split level first and second floor Apartment
- Three bedroom and two bathroom
- Very popular location in the heart of Nether Edge and Brincliffe
- Walking distance of shops, restaurants, local parks and other amenities
- For sale with immediate vacant possession and no chain
- Spacious accommodation extending to approx 740 Sq.ft
- Perfect for a professional couple of first time buyer or looking to downsize
- Early internal inspection strongly recommended







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
 720 ft²
 67 m²

Reduced headroom
 21 ft²
 1.9 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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