







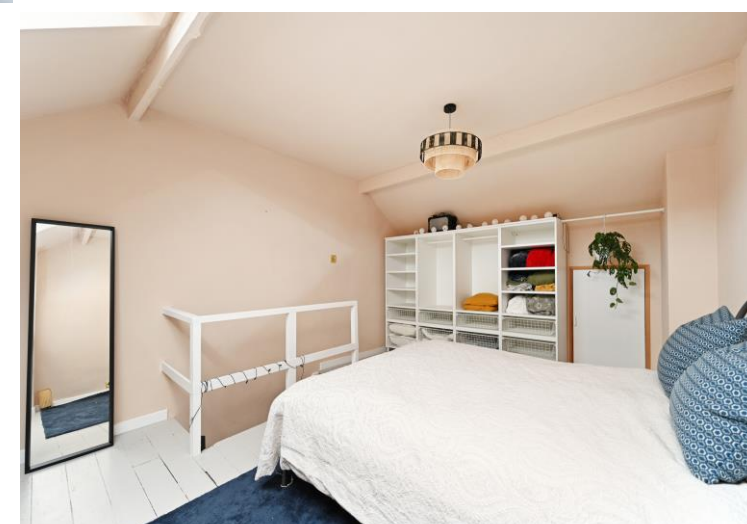
## 65 Wake Road

Nether Edge • Sheffield • S7 1HF

Guide Price £350,000 - £375,000

A beautifully presented three-bedroom mid-terrace home, full of charm, character and period features, situated in this popular and highly regarded S7 location. The property combines traditional features with stylish modern touches and benefits from a fully enclosed, private rear garden. The ground floor opens into a welcoming front-facing living room, featuring a stained wooden floor, log burner set within a tiled hearth, ornate fire surround, bay window with bespoke shutters, cosy two-tone décor, alcoves and a ceiling rose. To the rear is an open-plan dining kitchen with sash window, bespoke built-in alcove storage and access to the cellar. The off-shot kitchen is fitted with a range of shaker-style units, integrated oven and microwave, slimline dishwasher, fridge freezer, Belfast sink, wooden worktops, stylish tiled splashbacks and a decorative vinyl floor. To the first floor are two bedrooms. The front-facing double bedroom enjoys neutral décor, bespoke shutters, a feature period fireplace, carpeted flooring and useful closet storage. The rear bedroom is slightly smaller and features a period fireplace, built-in storage, sash window and pleasant views over the garden. The traditional-style shower room comprises a walk-in rainfall shower, vanity hand wash basin and WC, with fully tiled walls, decorative tiled flooring, chrome heated towel rail and built-in storage housing the boiler. The top floor provides a light and airy third double bedroom, with painted floorboards, a rear Velux window, calm neutral décor and access to the eaves, providing useful additional storage. Externally, the fully enclosed private rear garden offers a stone patio, artificial lawn, timber shed and slatted fencing, creating a low-maintenance and secluded outdoor space. Wake Road is situated in the popular S7 area, well placed for a wide range of local amenities and everyday conveniences. The surrounding area is known for its established residential streets, attractive period properties and excellent access to Sheffield city centre. There are a variety of independent shops, cafés, restaurants and local services nearby, while excellent transport links provide convenient connections into the city and surrounding areas. The property is also well positioned for access to a number of green spaces and recreational facilities, making this a desirable location for a broad range of buyers.





- Beautifully Presented Mid Terrace
- 3 Bedrooms & Modern Shower Room
- Full of Charm, Character & Period Features
- Cosy Living Room & Log Burner
- Open Plan Dining Kitchen
- Arranged Over 3 Levels, Plus Cellar
- Private Enclosed Rear Garden
- Sought After Location in S7
- Leasehold Details TBC
- Council Tax Band A, EPC Rating C



# 65 WAKE ROAD

APPROXIMATE GROSS INTERNAL AREA = 94.9 SQ M / 1021 SQ FT

CELLAR = 17.5 SQ M / 188 SQ FT

TOTAL = 112.4 SQ M / 1209 SQ FT (EXCLUDING EAVES)



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



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