







## 48 Milton Road

Sheffield • South Yorkshire • S7 1HP

Guide Price £325,000 - £350,000

Occupying a pleasant cul-de-sac position within this highly sought-after residential location, this three-bedroom end-terrace townhouse offers well-proportioned and flexible accommodation, ideal for first-time buyers, young families, or those looking to create a home tailored to their own tastes. Requiring a degree of modernisation in places, the property presents an excellent opportunity to add value and put your own stamp on a home in the ever-popular suburb of Nether Edge. A uPVC entrance door opens into a welcoming hallway with a useful built-in cloaks cupboard. The heart of the home is the spacious open-plan living and dining area, offering versatile accommodation with a rear-facing window and door providing direct access to the garden. Finished with neutral décor and carpeting, the room also benefits from generous downstairs storage. The kitchen is fitted with a range of white gloss wall and base units complemented by contrasting work surfaces and tiled splashbacks. There is an integrated oven and gas hob, together with space and plumbing for additional appliances, while a front-facing window provides natural light. To the first floor, there are three bedrooms. The principal bedroom is a rear-facing double room featuring pastel-toned décor, fitted carpeting and full-length fitted wardrobe storage. A second double bedroom enjoys a front-facing aspect and benefits from neutral décor, carpeting and built-in wardrobes. The third bedroom is a rear-facing single room with fitted wardrobe storage, making it ideal as a child's bedroom, nursery or home office. The family bathroom is fitted with a modern white three-piece suite comprising a bath with shower over, wash hand basin and WC, complemented by tiled walls. There is also access to the loft space, which is partially boarded and provides useful additional storage. Externally, the property enjoys a lawned front garden alongside a driveway providing off-road parking and leading to the integral garage. To the rear is an enclosed garden featuring a generous stone patio seating area and adjoining lawn, bordered by mature trees, planted beds and fencing, creating a pleasant outdoor space for relaxing and entertaining. Situated within the ever-popular suburb of Nether Edge, Milton Road enjoys a convenient position close to an excellent range of independent shops, cafés, restaurants and local amenities. The area is well served by regular transport links to Sheffield City Centre and benefits from nearby parks, reputable schools and green spaces, making it a highly desirable location for a wide range of buyers.





- End Terrace In Nether Edge, S7
- 3 Bedrooms
- Spacious Open Plan Living Space
- Quiet Cul-De-Sac Location
- Sought After Location in S7

- Offering Fabulous Potential
- Enclosed Rear Garden & Patio
- Driveway & Garage
- Lease 800 years from 1976
- Council Tax Band B, EPC Rating D

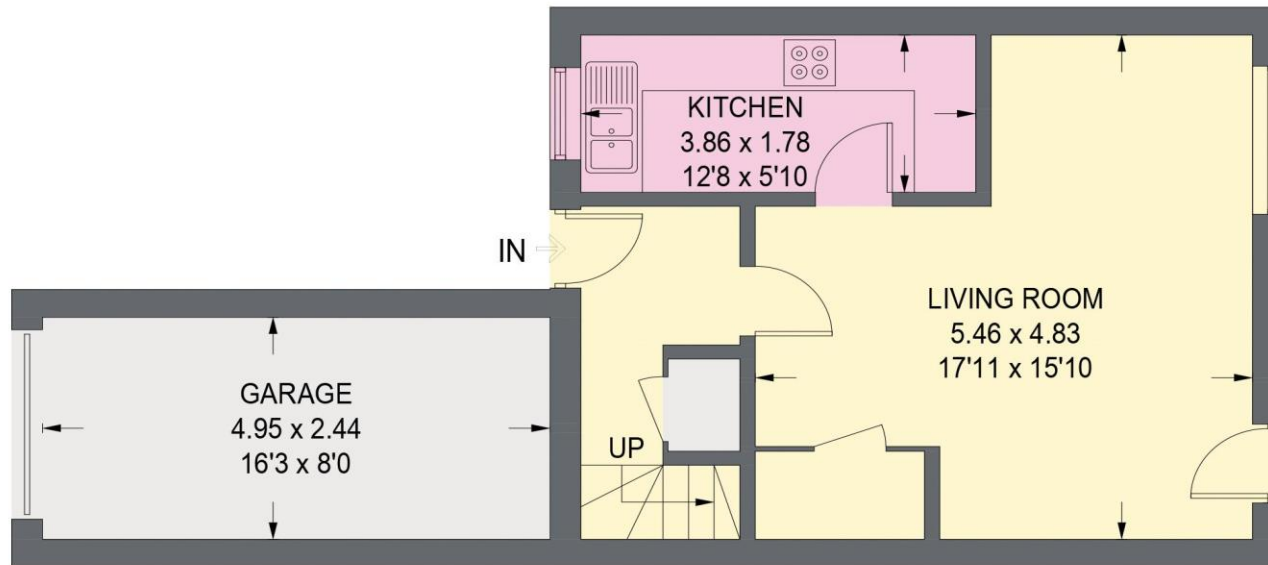


# 48 MILTON ROAD

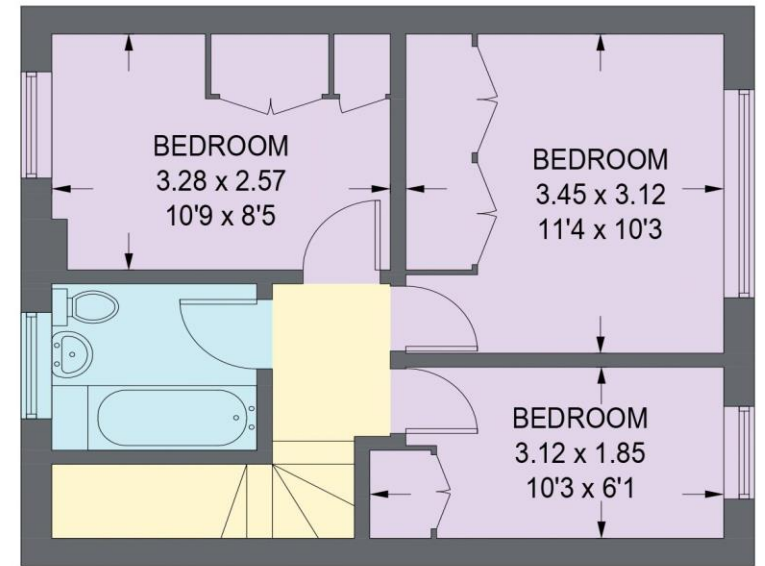
APPROXIMATE GROSS INTERNAL AREA = 71.6 SQ M / 770 SQ FT

GARAGE = 11.9 SQ M / 128 SQ FT

TOTAL = 83.5 SQ M / 898 SQ FT



**GROUND FLOOR**  
35.9 SQ M / 386 SQ FT



**FIRST FLOOR**  
35.7 SQ M / 384 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1311804)



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