



**75 Rundle Road, Nether Edge, Sheffield, South Yorkshire,**  
**S7 1NW**  
Offers In The Region Of £450,000

- Period Semi Detached Home
- NO CHAIN
- Requiring Modernisation
- Good Sized Plot
- Close To Local Amenities
- Three Bedrooms
- Offering Great Potential
- uPVC DG/GCH
- Garage and Off Road Parking
- Popular Residential Area

# 75 Rundle Road, Sheffield S7 1NW

Offered for sale is this charming semi detached family home which stands on a good sized plot. Located in the ever popular conservation area of Nether Edge, serviced by local shopping facilities, close to local parks and cosmopolitan bistros, shops and bars and is approx. 3 miles from the City Centre. Whilst this generously sized period property requires cosmetic upgrading and full modernisation it does retain its original charm and benefits from gas fired central heating and double glazing. The property offers great potential for further development, subject to the usual planning and building regulations.

The accommodation briefly comprises: Entrance hallway, living room, dining room, kitchen and store, Second floor, landing, three bedrooms, separate w/c, bathroom and good sized attic space. The property stands in well maintained gardens with lawn, floral borders and benefits from a driveway providing car standing space which in turn leads to an attached garage.



Council Tax Band: D



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Having two central heating radiators, a uPVC door and glazed side panels, coving to the ceiling, a ceiling rose and a staircase leading to the first floor.

#### LIVING ROOM

15'0" (into bay) x 14'3"

Having a uPVC double glazed bay window, three central heating radiators, a feature fireplace, cornice, rose and plaster detail to the ceiling

#### DINING ROOM

12'7" x 11'10"

Having a rear facing uPVC double glazed door and side panels, coving to the ceiling, a delph shelf, a central heating radiator, a ceiling rose and a feature fireplace.

#### KITCHEN

9'4" x 8'8"

Having a basic range of units above and below tile effect work surface, and incorporating a double sink with single drainer and mixer taps There is also a central heating radiator, coving to the ceiling, tiled splash-backs, under stair pantry and a uPVCentrance door and uPVC double glazed window.

#### STORE ROOM

4'10" x 4'5"

### FIRST FLOOR

#### LANDING

With a central heating radiator, loft access with retractable ladder, coving to the ceiling and a side facing uPVC double glazed window.

#### BEDROOM ONE

15'8" (into bay) x 14'2" (into wardrobe)

Having a uPVC double glazed bay window, a fanlight, a central heating radiator, coving to the ceiling and a range of fitted bedroom furniture.

#### BEDROOM TWO

12'8" x 10'2" (into wardrobes)

Having a picture rail, a uPVC double glazed window, central heating radiator and a range of fitted bedroom furniture.

#### BEDROOM THREE

9'5" x 6'8"

Having a front facing uPVC double glazed window, a central heating radiator and a picture rail.

#### W/C

A separate w/c with a uPVC double glazed window and low flush w/c.

#### BATHROOM

Being fitted with a P shaped bath with electric shower over, a pedestal wash hand basin, a central heating radiator, a uPVC double glazed window, coving to the ceiling, tiled splash-backs and a cylinder airing cupboard.

#### ATTIC

Having boarded floor, a retractable ladder and a light. Offering potential for further development, subject to the usual planning and building regulations.

#### OUTSIDE

The property stands in a good sized plot with well maintained gardens to the front. There is a block paved driveway which provides ample car standing space and in turn leads to a single garage. A gated side access leads to the rear of the property where there is a level lawned garden with floral and shrub beds, patio and a greenhouse and timber shed.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

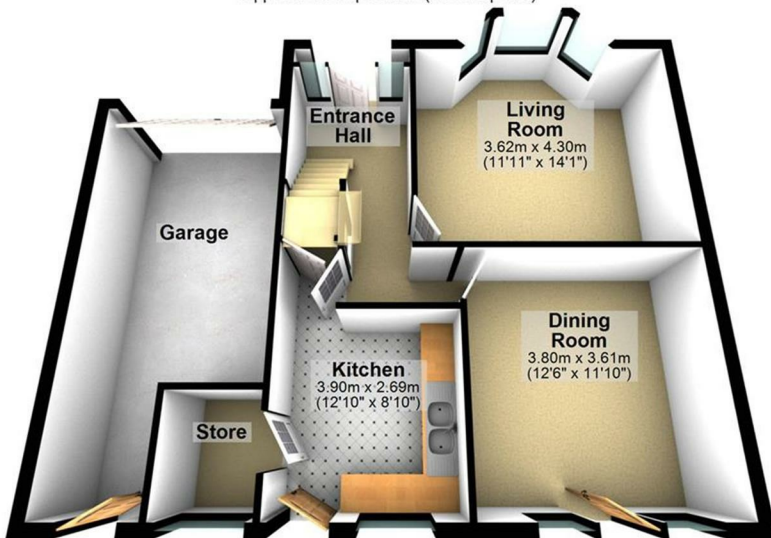
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



### First Floor

Approx. 48.5 sq. metres (522.6 sq. feet)

