



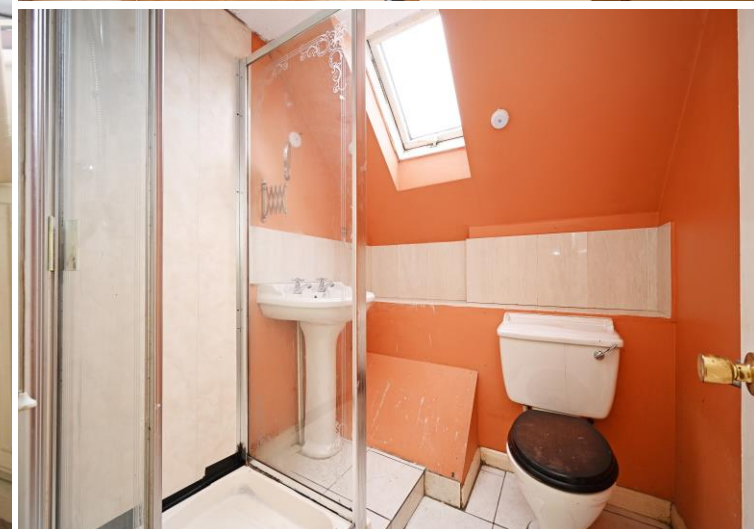


30 Machon Bank Road

Nether Edge • Sheffield • S7 1PG

Guide Price £230,000 - £240,000

In the heart of Nether Edge, a desirable residential location, this 2-bedroom mid-terraced property offers excellent potential and is in need of general updating and repairs. The accommodation is arranged over three levels and includes off-street parking and a raised terrace at the rear. The property is offered with no onward chain. On entering, stairs descend to the dining kitchen, which features a matching range of gloss units with striking tiled splashbacks and a range of integrated appliances. A breakfast bar provides seating alongside a flexible sitting area with a front-facing window. The first floor comprises a dual-aspect, open-plan living/dining area offering versatility and alternative access to the rear and terrace. The upper level includes a rear-facing, spacious double bedroom with two rear-facing windows, a second smaller bedroom, and a shower room with a Velux window. Off-street parking is available to the front of the property, and a communal path leads to a raised terraced garden at the rear, bordered by fencing and established planting. Nether Edge is a highly sought-after area with leafy streets, period homes, and a vibrant community. Local cafes, shops, parks, and excellent schools make it ideal for families, while the city centre is just a short distance away.

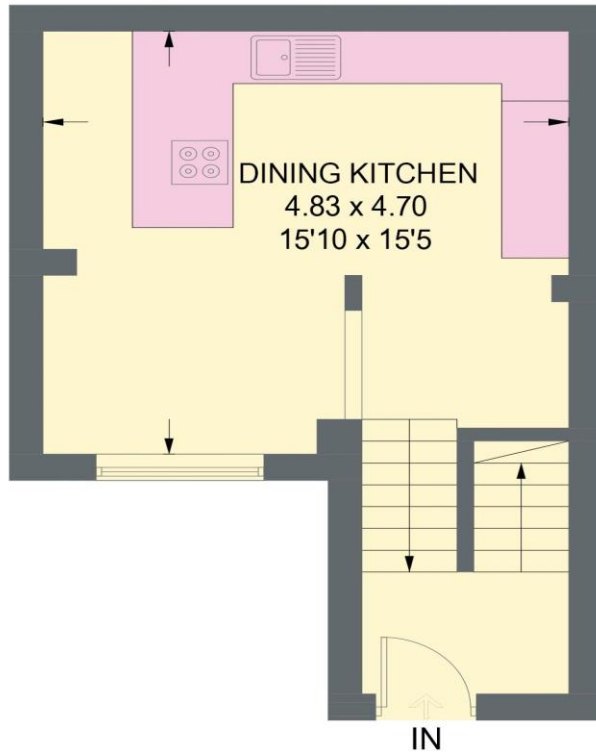


- 3 Storey Townhouse in S7
- 2 Bedrooms & Shower Room
- Spacious Flexible Living Space
- Fitted Kitchen with Integrated Appliances
- Sought After Location in Nether Edge
- Combination Boiler & Double Glazing
- Raised Terrace at Rear
- Off Street Parking
- Tenure TBC
- Council Tax Band C, EPC Rating D

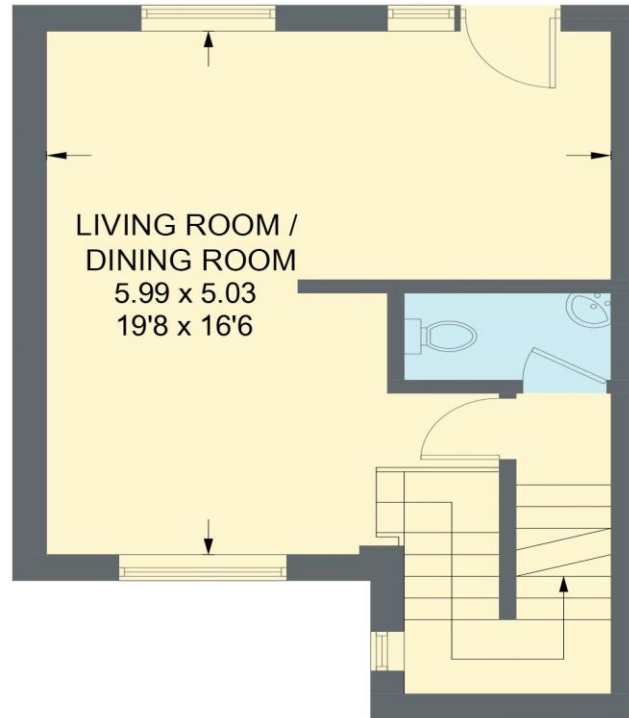


30 MACHON BANK ROAD

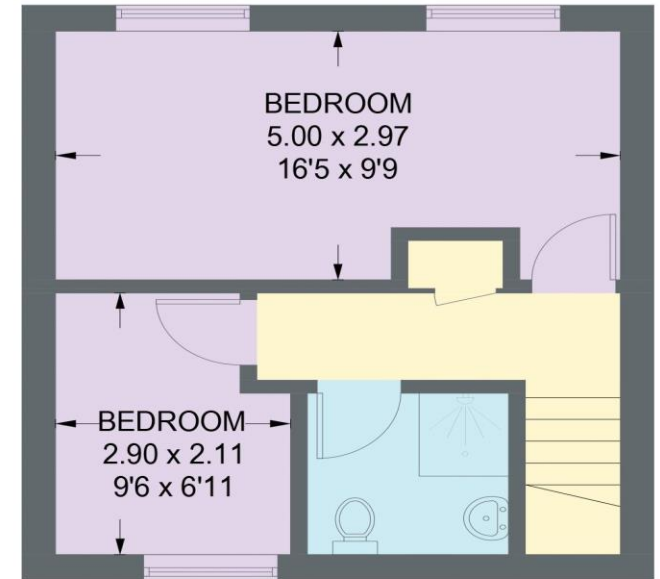
APPROXIMATE GROSS INTERNAL AREA = 91.7 SQ M / 986 SQ FT



GROUND FLOOR
28.0 SQ M / 301 SQ FT



FIRST FLOOR
33.4 SQ M / 359 SQ FT



SECOND FLOOR
30.3 SQ M / 326 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1250997)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.