



29 Empire Road, Nether Edge, Sheffield, S7 1GJ

Saxton Mee

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Nether Edge

Guide Price

£260,000

GUIDE PRICE: £260,000 - £270,000

A beautifully presented three double bedroom Victorian terraced home, offering spacious accommodation across three floors together with a charming enclosed rear garden, ideally positioned within the highly sought-after area of Nether Edge.

Entering the property, you are welcomed directly into the bright and spacious living room, where a beautiful bay window floods the room with natural light, creating a warm and inviting space to relax or entertain. Beyond is a generous kitchen and dining room, offering plenty of space for everyday family life and hosting guests alike. A useful cellar provides excellent storage, whilst a traditional stable door opens from the kitchen onto the attractive enclosed rear courtyard garden, creating a wonderful extension of the living space during the warmer months.

The first floor comprises two generous double bedrooms and a contemporary family bathroom. Stairs rise to the second floor, where a further spacious double bedroom is complemented by a thoughtfully designed raised study area, complete with a built-in desk beneath a large window. This bright and versatile space is ideal for home working, studying or creative hobbies, making the room much more than simply an additional bedroom.

Externally, the property enjoys a delightful, low-maintenance rear courtyard garden with attractive planted borders and a seating area, providing a private and peaceful space to relax or entertain.

Situated on the ever-popular Empire Road, the property enjoys easy access to the excellent independent cafés, restaurants and shops of Abbeydale Road and Ecclesall Road. Sheffield city centre, the universities and hospitals are all within easy reach, while Endcliffe Park, the Botanical Gardens and the Peak District are just a short distance away. Excellent transport links and a wealth of local amenities make this an ideal home for first-time buyers, professionals and young families alike.



- Beautifully presented three double bedroom Victorian terraced home
- Bright bay-fronted living room filled with natural light
- Spacious open-plan kitchen and dining room, ideal for entertaining
- Useful cellar providing excellent additional storage
- Versatile top floor bedroom with dedicated built-in home office/study area
- Charming enclosed rear courtyard garden
- Situated in the highly sought-after Sharrow area
- Close to Abbeydale Road, Ecclesall Road & the city centre







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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