





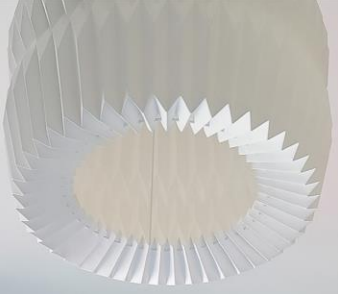


15 Wake Road

Nether Edge • Sheffield • S7 1HF

Guide Price £300,000 - £315,000

A beautifully presented bay-fronted, brick-built three double bedroom mid-terrace home, arranged over three spacious levels. Combining stylish contemporary interiors with a wealth of retained period charm, this light and airy family home also benefits from a private, low-maintenance enclosed rear garden. A uPVC entrance door opens into a welcoming hallway, setting the tone for the bright, modern interior throughout. To the front is a beautifully presented living room featuring a generous bay window, bold feature fireplace, picture rails and neutral décor, creating a warm yet contemporary reception space. To the rear, the spacious dining room enjoys pleasant views over the garden and offers neutral décor, making it ideal for both family dining and entertaining. There is also access to the useful cellar, providing excellent additional storage. The off-shot kitchen is fitted with a range of modern gloss units, complemented by stylish tiled splashbacks, an integrated oven and gas hob, together with space and plumbing for a fridge and washing machine. A rear door provides direct access to the garden. On the first floor, the front-facing principal bedroom is a generous double, finished in warm neutral tones and benefitting from a useful built-in cupboard and large front-facing window. A second double bedroom overlooks the rear garden, while the contemporary family bathroom is fitted with a modern white three-piece suite, vanity storage beneath the wash basin, a separate shower cubicle, full-height tiling and a chrome heated towel rail. Stairs rise to the second floor, where a fabulous double guest bedroom provides a versatile space, equally suited as a home office, hobby room or additional living area. Dual-aspect front and rear Velux windows flood the room with natural light, while the carpeted finish enhances its comfortable feel. Externally, the property enjoys attractive kerb appeal with a raised forecourt. To the rear is a private, enclosed, low-maintenance garden, featuring paved and decked seating areas, useful outbuildings and access to the communal passageway. Offering a blank canvas for landscaping, it provides a secure and inviting outdoor space to enjoy. Situated on Wake Road in the ever-popular S7 district of Sheffield, the property enjoys an excellent position within easy reach of excellent local amenities, independent cafés, restaurants and shops. Well regarded schools, regular public transport links and nearby parks make it an ideal location for families and professionals alike. Sheffield city centre, the universities and major hospitals are all within easy reach, while the nearby road network provides convenient access to the Peak District National Park, making this a superb location for those seeking both city convenience and outdoor lifestyle.





- Mid Terraced Family Home in S7
- 3 Bedrooms & Modern Bathroom
- Contemporary Light & Airy Interiors
- Retaining Period Charm
- Fitted Kitchen & Separate Dining Room
- Arranged Over 3 Levels Plus Cellar
- Popular Location in Nether Edge
- Enclosed Low Maintenance Rear Garden
- Leasehold TBC
- Council Tax Band A, EPC Rating C

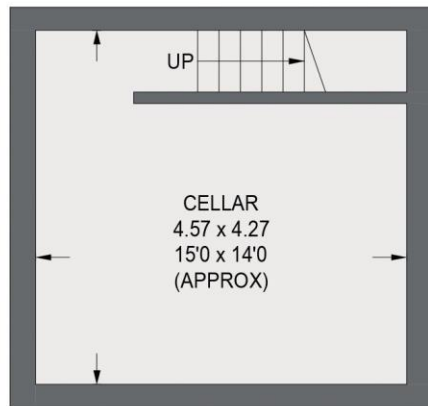


15 WAKE ROAD

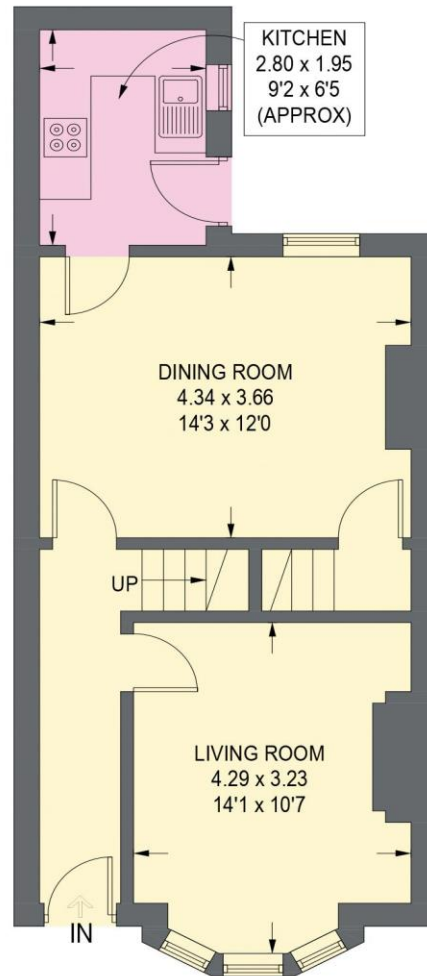
APPROXIMATE GROSS INTERNAL AREA = 109.5 SQ M / 1178 SQ FT

CELLAR = 20.0 SQ M / 215 SQ FT

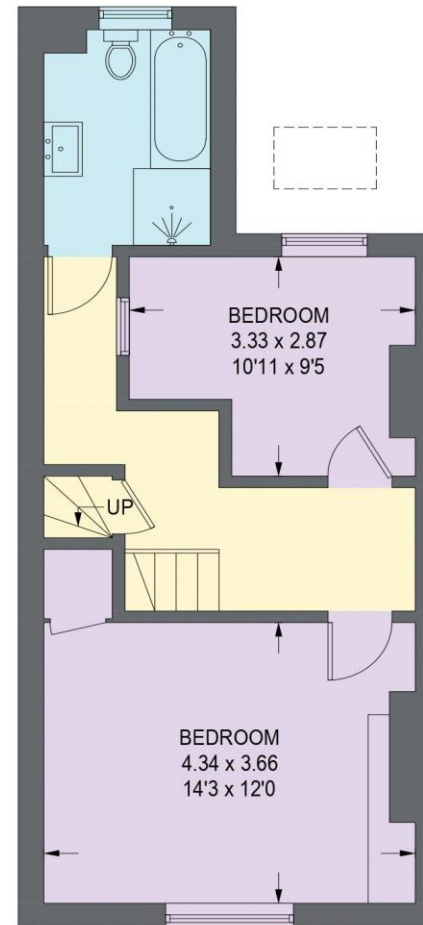
TOTAL = 129.5 SQ M / 1393 SQ FT



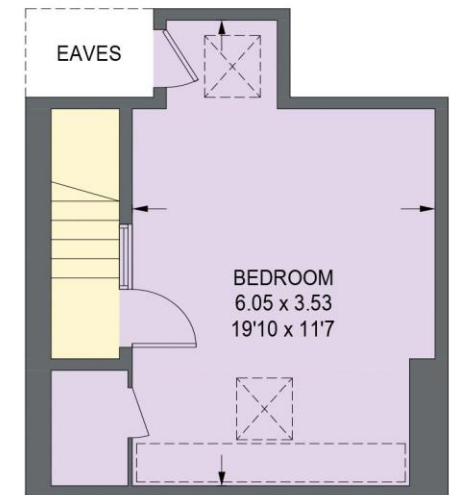
CELLAR
20.0 SQ M / 215 SQ FT



GROUND FLOOR
43.7 SQ M / 470 SQ FT



FIRST FLOOR
42.3 SQ M / 455 SQ FT



SECOND FLOOR
23.5 SQ M / 253 SQ FT

= REDUCED HEADROOM BELOW 1.5m / 5'0

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1315104)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868