





Flat B, 27 Crescent Road

Nether Edge • S7 1HJ

Guide Price £140,000 - £150,000

Set within a beautiful, converted period property in the ever-popular area of Nether Edge, this attractive one-bedroom apartment effortlessly blends character and charm with modern-day living. Recently redecorated throughout, the property is presented to a high standard, offering bright, well-appointed accommodation ideal for first-time buyers, professionals or investors. Original features, including impressive high ceilings, are complemented by attractive wooden flooring and fresh, neutral décor, creating a light and inviting feel throughout. The spacious living room is flooded with natural light, creating a welcoming space to relax and unwind. The bay-fronted dining kitchen is fitted with a stylish Shaker-style kitchen, complemented by contrasting worktops, an integrated oven and gas hob, alongside space for additional appliances and a breakfast table. The generously proportioned double bedroom provides a bright and comfortable retreat, while the spacious bathroom is fitted with a three-piece white suite, including a shower over the bath and a glass shower screen. Further benefits include residents' off-road parking and access to a lovely communal garden, providing a peaceful outdoor space to enjoy. The property is set along a pleasant, tree-lined road, adding to the appeal of this attractive residential setting. Situated in the ever-popular area of Nether Edge, the property enjoys a fantastic location with a wealth of local amenities close by. A variety of independent cafés, restaurants, bars and boutique shops are within easy reach, while the area's leafy streets and welcoming community create a particularly appealing place to live. Sheffield city centre is easily accessible, with convenient transport links making this an excellent choice for those seeking a balance of city living and a more relaxed residential setting.

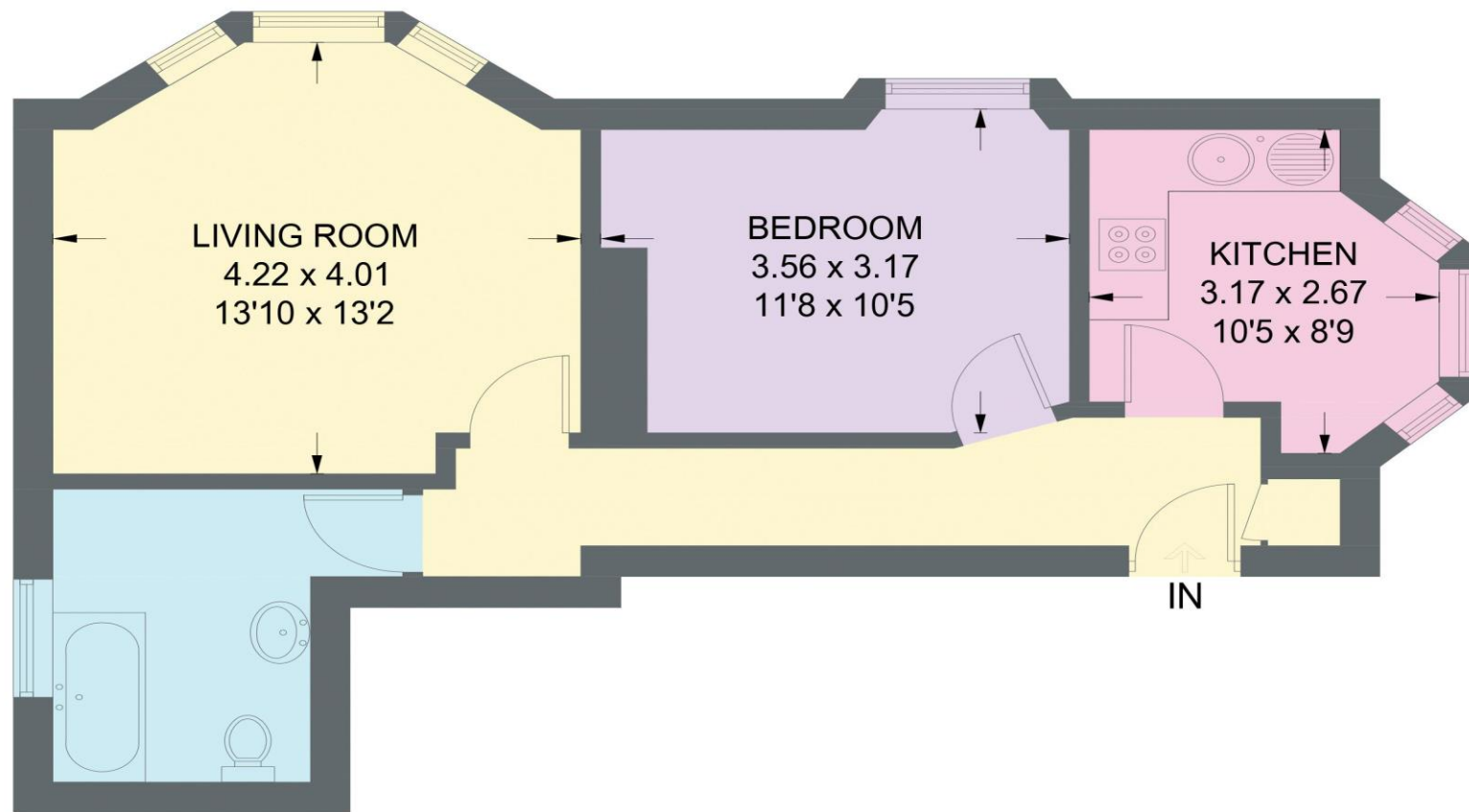


- 1 Bedroom Ground Floor Apartment
- Sought After Nether Edge Location
- Light & Airy Interior
- Fully Redecorated Throughout
- Modern Kitchen & Bathroom
- Communal Garden
- Resident off Street Parking
- Annual Service Charge £1200pa
- Lease 200 years 25/06/1986 £25pa
- Council Tax Band A, EPC Rating TBC



FLAT B, 27 CRESCENT ROAD

APPROXIMATE GROSS INTERNAL AREA = 48.2 SQ M / 519 SQ FT



GROUND FLOOR

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

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.