

LEASEHOLD



House - End Terrace

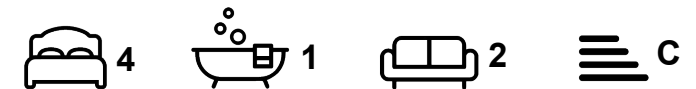
# WATH ROAD, SHEFFIELD, S7

Asking price

## £275,000

### FEATURES

- Four spacious bedrooms arranged over three floors
- Two reception rooms with bay windows and dual-aspect views
- Recently fitted roof
- Brand-new kitchen and contemporary bathroom suite



  
**HIGHGATES**  
SALES & LETTINGS

# 4 Bedroom House - End Terrace located in Sheffield

Victorian End-Terrace in the Heart of Nether Edge

An attractive and substantial four-bedroom Victorian end-terrace, perfectly positioned in the highly sought-after area of Nether Edge. Blending period character with stylish modern updates, this impressive home offers generous accommodation arranged over three bright and spacious floors, extending to approximately 1,604 sq. ft.

The property has been thoughtfully improved throughout, featuring a newly fitted roof, brand-new kitchen, and a modern bathroom suite, creating a move-in-ready home.

Inside, you'll find two generous reception rooms, both with bay windows offering dual-aspect views that flood the space with natural light and enhance the home's sense of openness. High ceilings and original Victorian character combine beautifully with contemporary finishes throughout.

Located in the very heart of Nether Edge, this home enjoys an unbeatable position just a short stroll from Abbeydale Road and Nether Edge village, home to a vibrant mix of independent cafés,

Call us on  
**0114 312 4994**

**info@highgatesestates.co.uk**  
**www.highgatesestates.co.uk**

**Council Tax Band**  
**A**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

