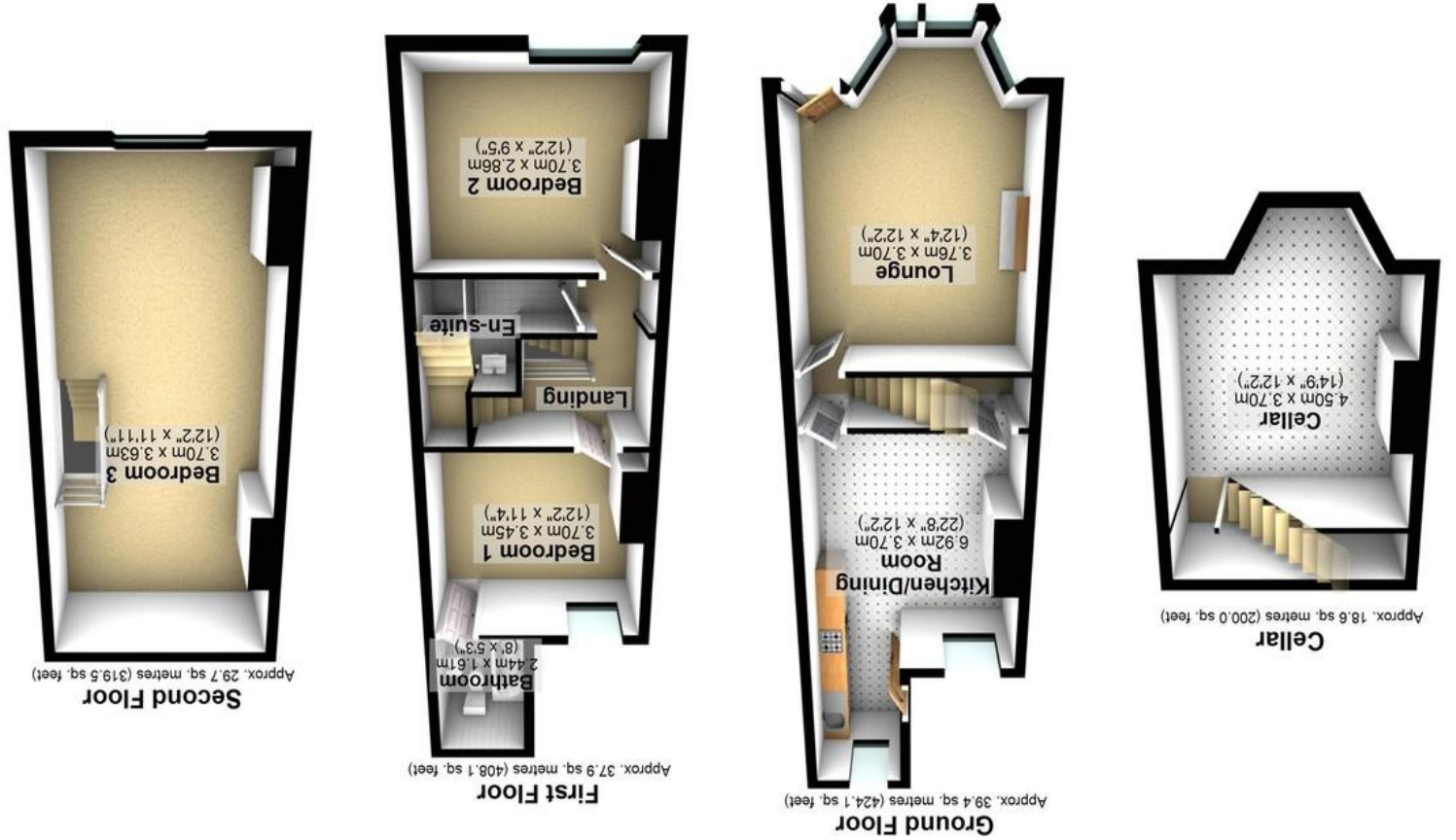


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

www.epcau.com

| England & Wales | |
|---|-----------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | A (92+) |
| | B (81-91) |
| | C (69-80) |
| | D (55-68) |
| | E (39-54) |
| | F (21-38) |
| Not energy efficient - higher running costs | G (1-20) |
| Current | 56 |
| Potential | 83 |

Total area: approx. 125.6 sq. metres (1351.7 sq. feet)
All measurements are approximate
Plan produced using PlanUp





19 Osborne Road | Nether Edge | Sheffield | S11 9AY Property Tenure: Leasehold

An absolutely stunning, immaculately presented and very well proportioned three double bedroomed, stone fronted, period terraced property. Enjoying a double rear off shot that maximises the feeling space across all three floors together with two bathrooms, the property in total has an impressive 1,351 sq feet and further opportunity to convert the existing basement if required. With a super cool and contemporary vibe that has carefully blended the original period features, character and charm associated with a property from this era effortlessly its easy to say that viewing is absolutely essential to fully appreciate the size and style on offer by this fabulous home. Located in the very heart ultra popular Nether Edge within a short stroll of the fashionable village feel centre that boasts an array of independent cafes, eateries and shops, Abbeydale road is on hand, Chelsea park is round the corner and not forgetting The Peak District is on the door step.



PROPERTY FEATURES

- THREE DOUBLE BEDROOMED BAY WINDOWED TERRACED PROPERTY
- TWO BATH/SHOWER ROOMS
- DOUBLE REAR OFF SHOT AND PRIVATE GARDEN
- 1,351 SQ FEET OF STUNNING ACCOMMODATION ACROSS THREE FLOORS
- FURTHER POTENTIAL TO CONVERT THE BASEMENT IF NEEDED
- HEART OF ULTRA POPULAR NETHER EDGE
- EXCELLENT SCHOOLING CATCHMENTS
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- PERFECT FOR THE PROFESSIONAL COUPLE OR YOUNG FAMILY ALIKE
- LEASEHOLD WITH 678 YEARS LEFT £9PA COUNCIL TAX BAND B £1,597.42PA

GUIDE PRICE £300,000-£325,000

