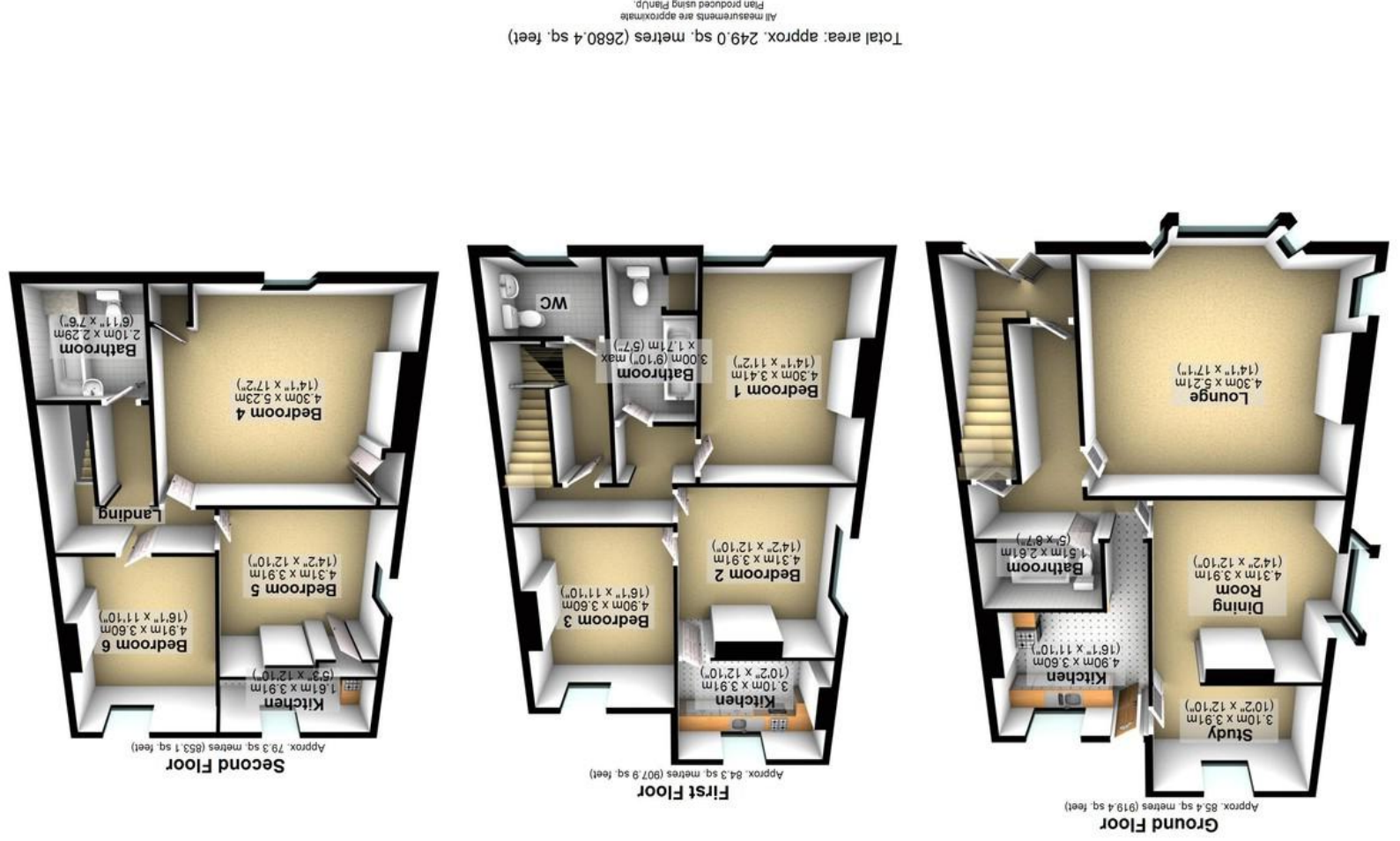


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
74	58
Very energy efficient - lower running costs A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC www.epcau.com	





12 Priory Road | Nether Edge | Sheffield | S7 1LW

Property Tenure: Freehold

An exceptionally rare opportunity has arisen to purchase this substantial six bedroomed end of terrace. Currently split in to three apartments but with a little imagination will make a fabulous finished forever family home. Offered to the open market with the benefit of no upward chain and immediate vacant possession it's easy to say that viewing is absolutely essential to see the full potential on offer by this charming home. Filled with original features and accessed via a private drive number 12 is set back from the road ensuring a huge degree of privacy and comes with rear garden and outhouse. Located on this super popular residential road in the heart of Nether Edge, close to numerous local amenities, central Sheffield is within walking distance, parks and top local schooling catchments are also on offer and not forgetting The Peak District is right next door.



PROPERTY FEATURES

- SIX BEDROOMED END OF TERRACE
- 2,880 SQ FEET OF ACCOMMODATION OVER THREE FLOORS
- AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION
- CURRENTLY SPLIT IN TO THREE FLATS
- IDEAL FOR THE GROWING FAMILY MARKET LOOKING TO CREATE A FOREVER HOME
- HUGE POTENTIAL TO CONVERT BACK TO ONE HOUSE
- LARGE DRIVEWAY AND REAR GARDEN
- FABULOUS PERIOD FEATURES THROUGHOUT
- HEART OF ULTRA POPULAR NETHER EDGE
- COUNCIL TAX BAND C FREEHOLD

OFFERS IN REGION OF £495,000

