

LOT

17

2 Edge Bank, Nether Edge, Sheffield S7 1PD

Guide price* £100,000–£125,000



A charming three bedroom terraced full of character, now requiring full modernisation and refurbishment but offering superb potential.

Location

Nether Edge is a highly regarded and sought after location with families and young professionals alike. The area has a wealth of local amenities, facilities, community groups, shops, restaurants, cafes, schools and a number of parks. The area is well served by supermarkets, gyms and recreational facilities, bus and road links to and from the city centre.

Description

A stone built three bedroom terraced home of character now requiring full modernisation and refurbishment. The property sits in an elevated position with lovely views over Nether Edge and has many of its original style features

including doors, vaulted cellar, period high flush WC and cast iron roll top bath. The house is over 4 floors with outside WC and outbuilding and small garden area to the front. This charming terrace will appeal to property professionals or builders or those residential buyers with refurbishment experience looking for a project. Properties such as these are rare to come to market and viewing is advised to appreciate the potential offered.

Accommodation

Lower Ground Floor Original vaulted cellar with original stone flagged floor.

Ground Floor Dining kitchen with rear access, inner lobby, lounge and front porch.

First Floor Landing and two

good sized bedrooms the front of which enjoys views.

Second Floor Attic bedroom three with en suite bathroom featuring original roll top bath.

Outside Shared pedestrian access to the property from Machon Bank Road and Meadow Bank Avenue. The property has a small garden area immediately to the front with shared access/yard to the rear with neighbouring properties. There is an outside WC with period high flush and separate outbuilding for storage. Please see legal pack for title plan and drawings.

Tenure
Freehold

EPC
Energy Efficiency Rating tbc

Auction Valuer

Lucy Crapper ANAVA

Note

Plans shown are for information only and are not to scale. No services have been tested by ourselves or the agent.

Viewing

Strictly appointment with Blundells Banner Cross 0114 268 3333. For auction enquiries call 0114 254 1185. Please park on Machon Bank Road and walk up the pedestrian path leading up to the house, while the property can be accessed from Meadowbank Avenue this is a private resident's avenue so we suggest unless walking you park as advised. Any viewers are advised to take care. Suitable footwear required. Countrywide Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents, losses or injuries incurred whilst visiting the site.