



9 Gatefield Road, Nether Edge, Sheffield, S7 1RD

Saxton Mee

9 Gatefield Road

Nether Edge

Offers In The Region Of

£375,000

For sale with NO CHAIN is this substantial four bedroom, well presented, Victorian mid-terrace located on a quiet road in the heart of popular Nether Edge, within walking distance of excellent schools, a wide range of amenities and regular transport links.

The property has recently been re-decorated throughout including new carpets, with the accommodation briefly comprising: Entrance hallway. Large family lounge to the front with bay window and central fireplace. A spacious dining room and a ground floor W.C. A large kitchen enjoys a range of fitted units and space for a washing machine, fridge/freezer and dishwasher with integrated oven and hob and with access to the cellar. French doors lead onto the private garden. To the first floor are two large double bedrooms, a separate study/nursery and a large family bathroom with bath, separate shower, W.C and wash hand basin. On the second floor, there are two further good sized bedrooms and a shower room.

Outside there is a courtyard to the front with steps rising to the first floor. The rear garden benefits from no third party access across and is mainly laid to lawn with patio seating area and fencing to the borders. In addition, there is also a useful outdoor store.



- NO ONWARD CHAIN
- Much Larger Than Average Victorian Terrace
- Four Double Bedrooms And Additional Study/Nursery
- Well Presented Throughout
- Lovely Rear Garden
- Popular Residential Area With Excellent Amenities
- Well Regarded Local Schools
- Council Tax Band B/EPC Rating E
- Freehold
- Viewing Via Banner Cross Office







Cellar
Floor area 20.3 m² (219 sq.ft.)

Ground Floor
Floor area 61.9 m² (666 sq.ft.)

First Floor
Floor area 53.3 m² (574 sq.ft.)

Second Floor
Floor area 35.0 m² (377 sq.ft.)

TOTAL: 170.5 m² (1,835 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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