29 Empire Road, Nether Edge, Sheffield, S7 1GJ

Saxton Mee

29 Empire Road

Nether Edge

Guide Price

£260,000

GUIDE PRICE: £260,000 - £270,000

A beautifully presented three double bedroom Victorian terraced home, offering spacious accommodation across three floors together with a charming enclosed rear garden, ideally positioned within the highly sought-after area of Nether Edge.

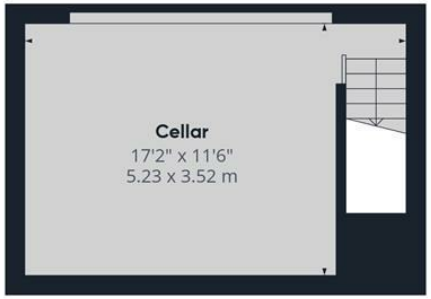
Entering the property, you are welcomed directly into the bright and spacious living room, where a beautiful bay window floods the room with natural light, creating a warm and inviting space to relax or entertain. Beyond is a generous kitchen and dining room, offering plenty of space for everyday family life and hosting guests alike. A useful cellar provides excellent storage, whilst a traditional stable door opens from the kitchen onto the attractive enclosed rear courtyard garden, creating a wonderful extension of the living space during the warmer months.

The first floor comprises two generous double bedrooms and a contemporary family bathroom. Stairs rise to the second floor, where a further spacious double bedroom is complemented by a thoughtfully designed raised study area, complete with a built-in desk beneath a large window. This bright and versatile space is ideal for home working, studying or creative hobbies, making the room much more than simply an additional bedroom.

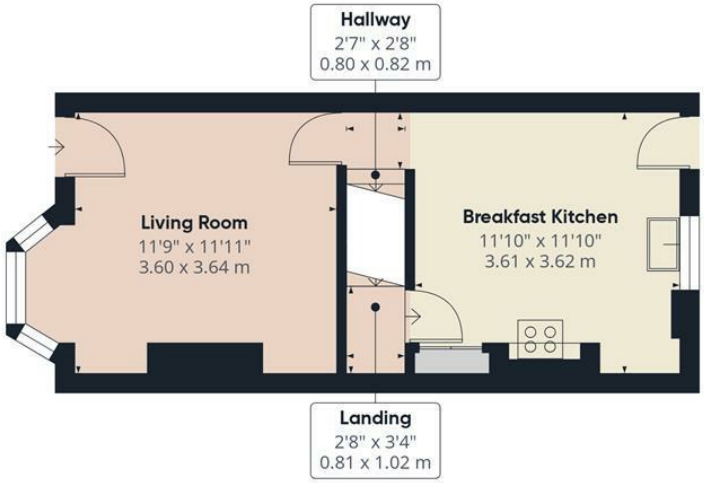
Externally, the property enjoys a delightful, low-maintenance rear courtyard garden with attractive planted borders and a seating area, providing a private and peaceful space to relax or entertain.

Situated on the ever-popular Empire Road, the property enjoys easy access to the excellent independent cafés, restaurants and shops of Abbeydale Road and Ecclesall Road. Sheffield city centre, the universities and hospitals are all within easy reach, while Endcliffe Park, the Botanical Gardens and the Peak District are just a short distance away. Excellent transport links and a wealth of local amenities make this an ideal home for first-time buyers, professionals and young families alike.

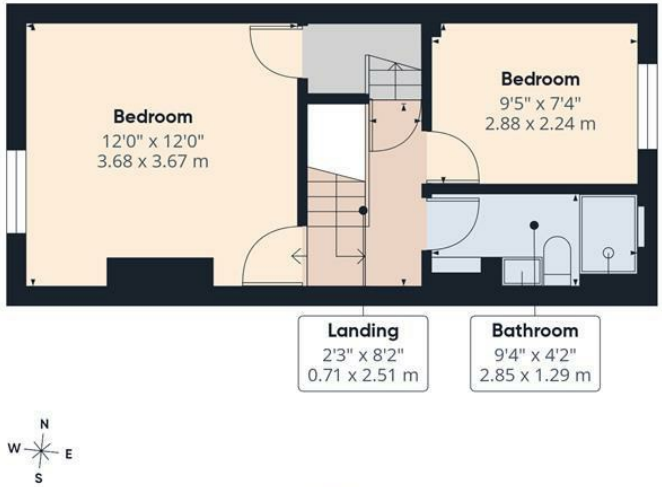
- Beautifully presented three double bedroom Victorian terraced home
- Bright bay-fronted living room filled with natural light
- Spacious open-plan kitchen and dining room, ideal for entertaining
- Useful cellar providing excellent additional storage
- Versatile top floor bedroom with dedicated built-in home office/study area
- Charming enclosed rear courtyard garden
- Situated in the highly sought-after Sharrow area
- Close to Abbeydale Road, Ecclesall Road & the city centre



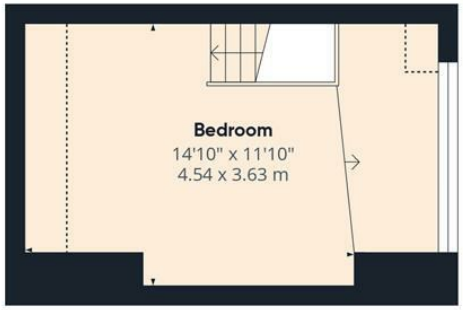
Floor -1



Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

981 ft²

91.1 m²

Reduced headroom

26 ft²

2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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