

16 Osborne Road, Nether Edge, Sheffield, S11 9AY

Saxton Mee

# 16 Osborne Road

## Nether Edge

Guide Price

# £375,000

GUIDE PRICE: £375,000-£395,000

A delightful three bedroom semi-detached home, ideally positioned in the highly sought-after area of Nether Edge, just a short walk from the vibrant shops, bars, cafes and amenities found in the heart of this popular neighbourhood.

This lovely property offers well-proportioned accommodation throughout, making it an ideal purchase for couples, young families or those looking to enjoy everything the area has to offer. The ground floor comprises an entrance lobby, a spacious lounge with an attractive bay window, a fitted kitchen with gas hob, electric oven and built-in fridge freezer, along with a useful downstairs WC.

To the first floor are three good-sized bedrooms and a family bathroom. There is also access to a useful boarded loft space, complete with a light and drop-down ladder, providing additional storage.

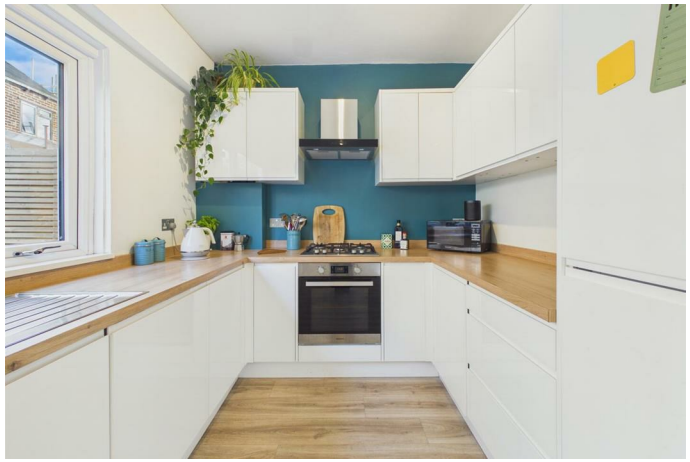
Externally, the property benefits from off-road parking and a garage, whilst to the rear is an enclosed, low-maintenance garden with a combination of lawn and patio seating area, providing a lovely space to relax and enjoy the warmer months.

The location is a real highlight, with an excellent choice of desirable local schools, convenient transport links and easy access to a variety of nearby parks and green spaces, alongside the fantastic selection of independent shops, cafes, bars and restaurants all within easy walking distance.

A fantastic opportunity to purchase a lovely home in one of Sheffield's most popular residential locations.



- Lovely bright and welcoming three bedroom semi-detached home in the highly sought-after area of Nether Edge
- Spacious lounge featuring an attractive bay window, creating a lovely light and bright living space
- Fitted kitchen with gas hob, electric oven and built-in fridge freezer, plus a useful downstairs WC
- Three good-sized bedrooms and a three piece white suite family bathroom to the first floor
- Useful boarded loft space with light and drop-down ladder, providing excellent additional storage
- Off-road parking and garage, together with an enclosed rear garden featuring a lawn and patio seating area
- Superb location within easy walking distance of Nether Edge's vibrant shops, independent cafes, bars and restaurants, with desirable local schools, transport links and green spaces nearby







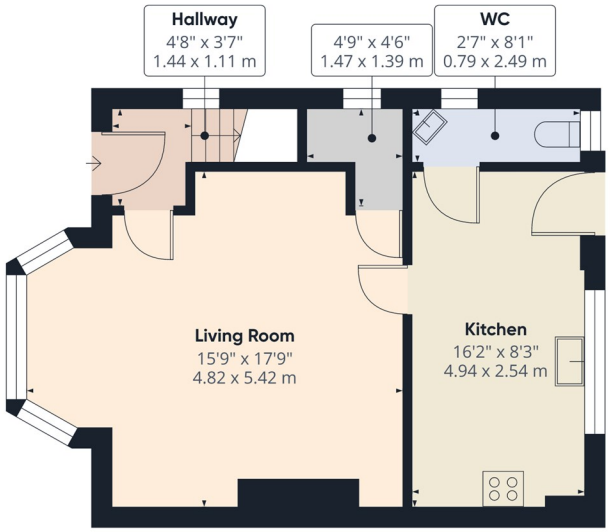




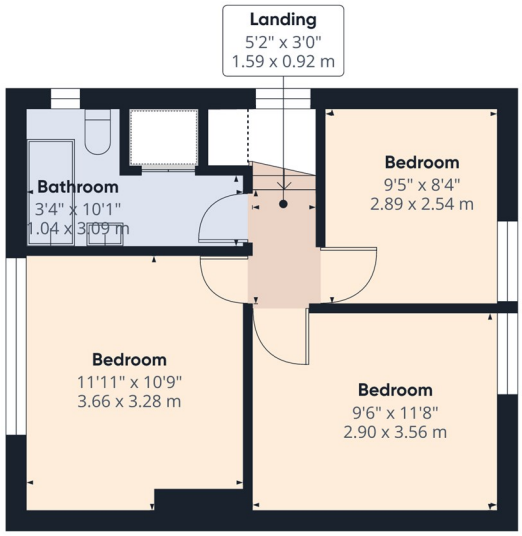




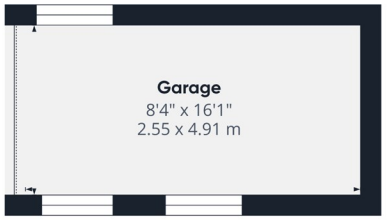





**Ground Floor** Building 1




**Floor 1** Building 1




**Ground Floor** Building 2

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**Approximate total area**(1)

963 ft²

89.4 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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