



55 Archer Lane, Nether Edge, Sheffield, S7 2BW

Saxton Mee

55 Archer Lane

Nether Edge

Guide Price

£400,000

GUIDE PRICE £400,000-£425,000

An effectively extended, four bedroom semi-detached family home located on this quiet residential street in the heart of popular Nether Edge.

Briefly, the accommodation comprises: Entrance hallway. Front sitting room with bay window. Large breakfasting kitchen having a range of wall, drawer and base units with space for a cooker, fridge/freezer, washing machine and dishwasher. Rear inner lobby with access to the pantry and downstairs cloakroom/W.C. Rear snug with wood burning stove and French doors onto the garden. To the first floor are four good sized bedrooms and a modern family bathroom with W.C, bath with shower over and wash basin. There is a useful loft space with pull down ladder and Velux window, ideal for storage yet ripe for conversion subject to the relevant building/planning consents being obtained.

Outside, to the front there is mature hedging and trees providing privacy to the front garden with off street parking to one side. The rear garden is beautifully established, having a range of plants and shrubs, lawn and patio seating area.

Archer Lane is well located for transport links, shops, bars and cafes/restaurants as well as excellent well regarded schools for pupils of all ages. Chelsea Park and Brincliffe Edge Allotments are also within walking distance.



- Ideal Family Home
- Four Good Sized Bedrooms
- Useful Loft Space Ripe For Conversion
- Off Street Parking
- Beautiful Established Rear Garden
- Excellent School Catchment
- Close To Chelsea Park
- EPC Rating: D / Council Tax: Band C
- Tenure: Leasehold
- Viewing Via Banner Cross Office







Ground Floor

Floor area 58.7 m² (631 sq.ft.)



First Floor

Floor area 57.4 m² (618 sq.ft.)

TOTAL: 116.0 m² (1,249 sq.ft.)

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