



56 Empire Road, Sheffield, S7 1GL

Saxton Mee

# 56 Empire Road

Guide Price

## £250,000

GUIDE PRICE: £250,000-£260,000

This lovely four-bedroom mid-terrace home offers an abundance of space, character and natural light throughout – perfect for modern family living. Offered for sale with NO ONWARD CHAIN.

Step inside to discover light and airy rooms enhanced by impressively high ceilings, creating a wonderful sense of space. The welcoming lounge features a beautiful bay window, allowing sunlight to flood the room and providing an ideal spot to relax and unwind. To the rear, the dining room boasts a charming feature brick fireplace, adding warmth and character – perfect for entertaining guests or enjoying family meals.

The off-shot kitchen is conveniently positioned and offers practical workspace with easy access to the rear yard.

On the first floor, you will find two well-proportioned bedrooms along with a stylish, modern family bathroom. Stairs then lead to the second floor, where two additional spacious bedrooms provide excellent flexibility — ideal for growing families, guests, or even a home office setup.

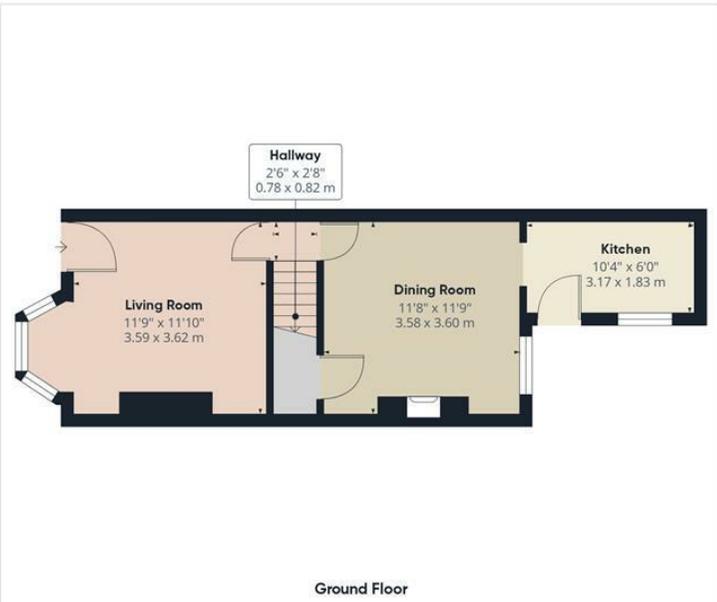
Externally, the private rear yard provides a fantastic outdoor space – ideal for summer barbecues, alfresco dining, or simply enjoying a quiet morning coffee.

A wonderful home combining period charm with modern comforts – early viewing is highly recommended.



- Four-bedroom mid-terrace family home
- No onward chain
- Light and airy accommodation with high ceilings throughout
- Spacious lounge featuring an attractive bay window
- Dining room with charming feature brick fireplace
- Off-shot kitchen with access to the rear yard
- Four well proportioned bedrooms and Modern Family Bathroom
- Private rear yard – perfect for BBQs and outdoor entertaining
- Council Tax Band A
- Viewing via Saxton Mee Banner Cross





**Approximate total area<sup>(1)</sup>**  
 896 ft<sup>2</sup>  
 83 m<sup>2</sup>

**Reduced headroom**  
 46 ft<sup>2</sup>  
 4.3 m<sup>2</sup>

(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.

**GIRAFFE360**

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