



40 Oakhill Road, Nether Edge, Sheffield, S7 1SH



# 40 Oakhill Road

## Nether Edge

Guide Price

# £750,000

Guide Price £750,000 to £800,000

Located in the highly sought-after area of Nether Edge, this spacious five-bedroom detached family home is offered for sale with no onward chain and represents an excellent opportunity for a growing family.

The property offers generous accommodation across three floors and while requiring some upgrading, provides fantastic potential for buyers to modernise and create a wonderful long-term home.

The ground floor briefly comprises an entrance hallway, bay-fronted living room, separate dining room with impressive box bay, large fitted kitchen and a bright sunroom overlooking the garden. The property also benefits from a large basement, offering excellent additional storage and potential for further use (subject to the necessary consents).

To the first floor are three well-proportioned bedrooms and a family bathroom, while the second floor provides two further double bedrooms and additional bathroom, ideal as a guest suite or private space.

Externally, the property enjoys a driveway providing off-road parking, a detached garage and a large level rear garden, perfect for families and outdoor entertaining. The garden also benefits from two outhouses one currently with plumbing and a toilet the other, a great storage space.

Situated in the heart of Nether Edge, the property is within easy reach of highly regarded local schools, excellent transport links, a vibrant selection of independent shops, cafés and restaurants, as well as nearby parks and green spaces.

To help buyers visualise the potential, some images have been virtually staged to illustrate how the property could look once furnished and updated.

Early viewing is highly recommended to appreciate the space and potential on offer.



- Excellent location in the heart of Nether Edge
- Impressive five bedroom detached residence
- Spacious reception rooms
- Large fitted kitchen
- Sunroom with stunning views of the garden
- Two Bathrooms
- Large basement with 3 rooms
- Offered for sale with no onward chain
- To help buyers visualise the potential, some images have been virtually staged to illustrate how the property could look once furnished and updated.
- Call Saxton Mee Banner Cross to arrange your viewing







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

