



37 St Ronans Road, Nether Edge, Sheffield, South Yorkshire, S7 1DX

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GUIDE PRICE £270,000 £280,000. A larger than average, Victorian villa with accommodation laid out over 3 floors including 2 reception rooms, 4 double bedrooms and 1 single bedroom which would make an ideal dressing room, home office or ensuite (subject to regs). The property enjoys a convenient position a stone's throw away from the superb amenities found on the cosmopolitan part of Abbeydale Road and it is suggested that with a little TLC this property has the potential to be transformed into the home of someone's dreams. This very fashionable location offers something for everyone. Whether its whiling away an afternoon in any one of the independent bars, bistros, cafes or restaurants or perhaps bargain hunting in the numerous antique emporiums, it's all here and accessible from your doorstep. The family market will also appreciate the 'outstanding' local school, the facilities in Mount Pleasant Park and the regular bus links which provide easy access into the city centre.

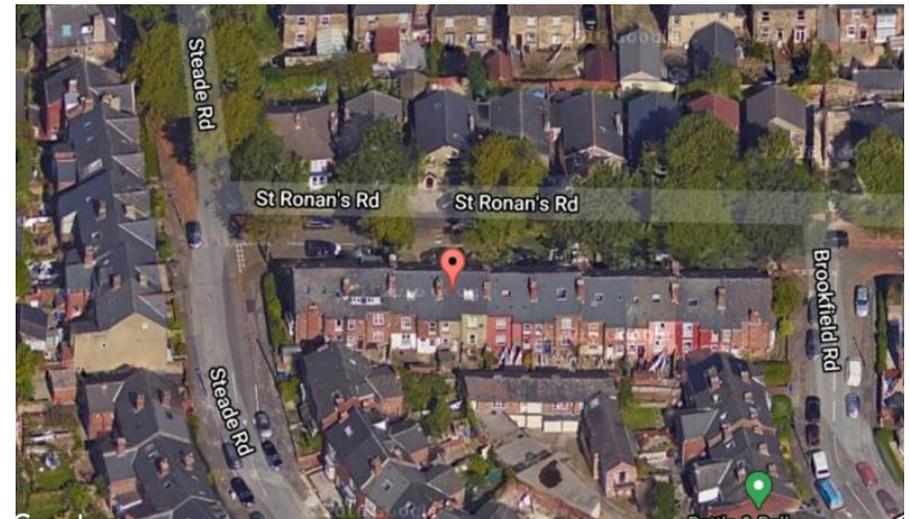
- Five bedrooms including four good doubles
- Sitting room with high ceilings and a walk in bay window
- Dining room with a gas living flame fireplace
- Offshot kitchen with good proportions and access to the garden
- Reception hall
- Fully tiled shower room and 2nd floor W.C
- Low maintenance, south westerly facing rear garden
- Long leased (800 years from 1896) at an annual ground rent of £4.20
- Excellent location close to comprehensive amenities
- Rooftop views towards Meersbrook Park from the second floor







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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