



LEASEHOLD

House - Mid Terrace

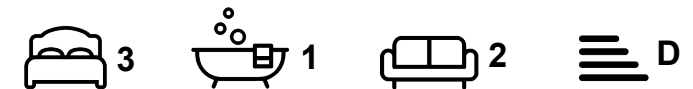
ABBEYDALE ROAD, SHEFFIELD, S7

Guide price

£210,000

FEATURES

- Spacious three double bedroom terrace with flexible, well-balanced layout
- Two reception rooms offering adaptable living and dining space
- Bright front living room with bay window and strong natural light
- Off-shot kitchen to the rear with direct access to the garden



HIGHGATES
SALES & LETTINGS

3 Bedroom House - Mid Terrace located in Sheffield

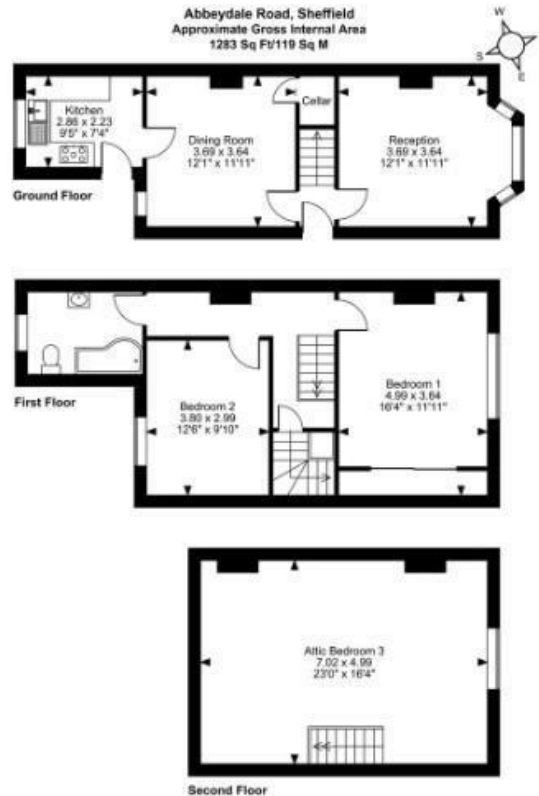
Guide Price £210,000 - £220,000

A spacious and versatile three double bedroom terrace, set along Abbeydale Road in one of Sheffield's most vibrant and well connected neighbourhoods.

Two reception rooms run front to back, giving the house real flexibility. At the front, the living room is bright and characterful, with a bay window that brings in plenty of natural light. To the rear, a second reception space works easily as a dining room or additional lounge.

Just beyond, an off-shot kitchen sits to the rear of the property, with direct access out to the garden, keeping the layout practical and well connected.

Outside, the property benefits from a private rear garden, enclosed and easy to maintain; a welcome contrast to the energy of the road itself.



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The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band

A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.