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414 Abbeydale Road, Abbeydale

Sheffield

Guide Price £215,000 - £225,000

# 414 Abbeydale Road

Abbeydale, Sheffield

GUIDE PRICE £215,000-£225,000 A well presented and incredibly deceptive, three double bedroom, double rear off shot, bay window, Victorian mid terrace.

Standing in this elevated position that ensures a huge degree of privacy to the front along with some far reaching views that are best enjoyed from the loft bedroom. With on road parking to the front and enclosed rear private low maintenance garden, the property offers an incredibly rare opportunity to market and has been within the same family for generations. With three light and spacious floors of accommodation that total an impressive 1,449 sq feet this well preserved home allows the new buyers plenty of scope to create a personalised home to their taste and add future value. Available to market with no upward chain and vacant possession it's easy to say this property will be popular with the first time buyers, professional couple and young family alike, with viewing essential

Council Tax band: A

Tenure: Leasehold

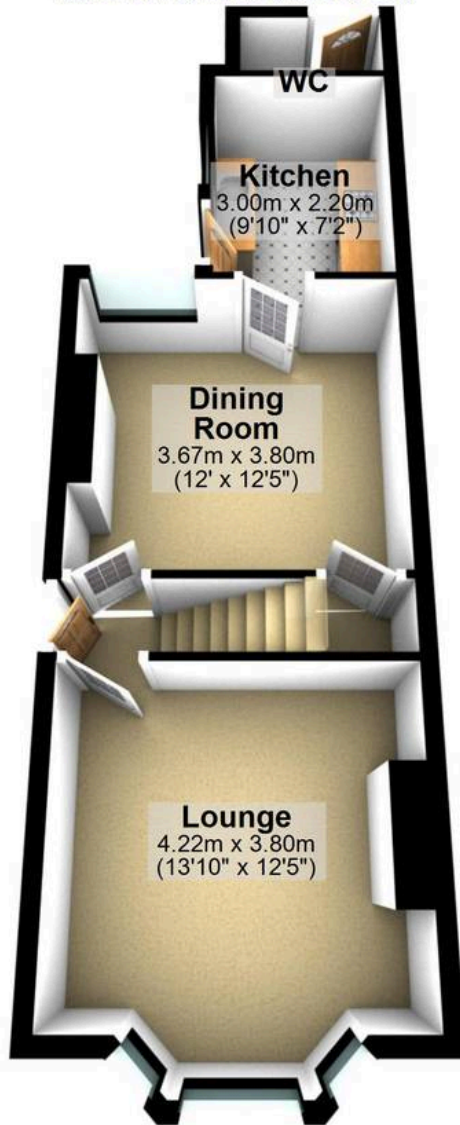
- LOVELY THREE DOUBLE BEDROOM DOUBLE REAR OFF SHOT VICTORIAN TERRACE
- INCREDIBLY RARE OPPORTUNITY TO MARKET WITH VIEWING ADVISED
- HEART OF FASHIONABLE ABBEYDALE ON THE SOUTH WEST OF THE CITY
- SHORT STROLL TO NUMEROUS INDEPENDENT CAFES EATERIES AND RESTAURANTS
- PERFECT FOR THE FIRST TIME BUYER PROFESSIONAL COUPLE OR YOUNG FAMILY
- AVAILABLE TO MARKET WITH THE BENEFIT OF NO UPWARD CHAIN AND VACANT POSSESSION
- CLOSE TO NETHER EDGE CENTRE CHELSEA AND





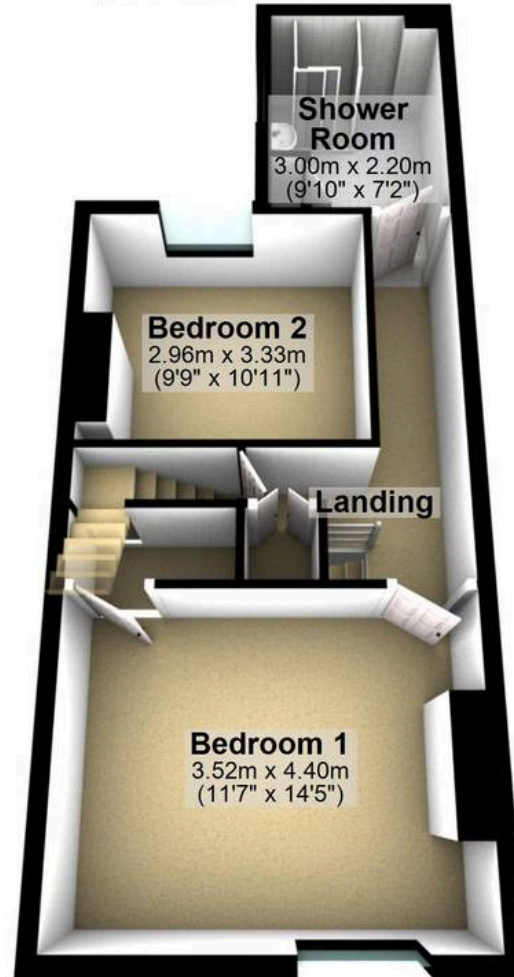
## Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



## Second Floor

Approx. 23.7 sq. metres (255.5 sq. feet)



Total area: approx. 106.8 sq. metres (1149.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

  
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