

**8 Coniston Terrace, Abbeydale**  
Sheffield

**Guide Price £160,000-£170,000**



# 8 Coniston Terrace

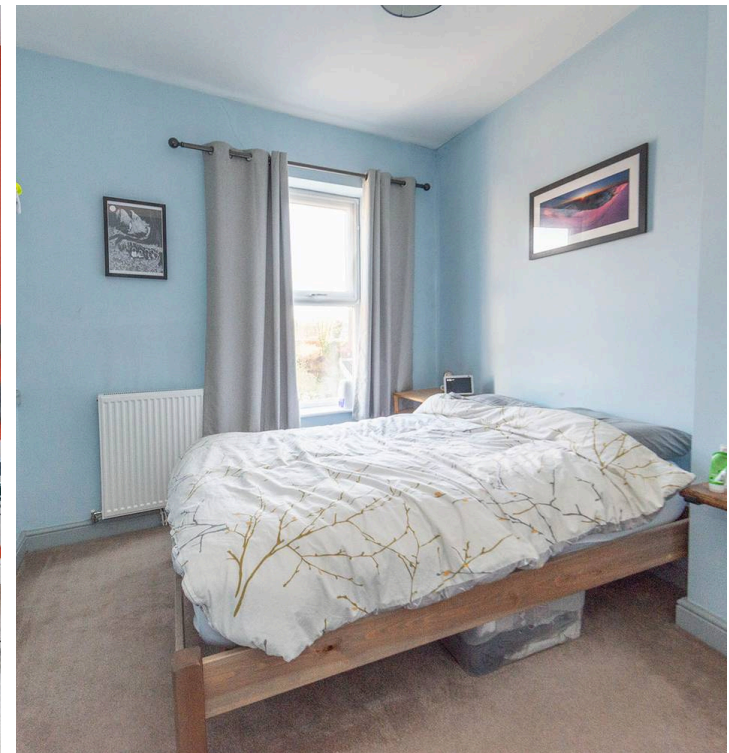
Abbeydale, Sheffield

Situated on this quiet, no-through residential road in the heart of well sought after Abbeydale is this two bedroomed end of terrace home. Perfect for first time buyers or investors alike, this leasehold property is close by to numerous local amenities across Abbeydale Road and falls into local schooling catchment for OFSTED rated 'outstanding' Mercia Secondary School. Briefly consisting of a lounge, kitchen, bathroom, two double bedrooms and a cellar. To the outside is a private and enclosed rear garden. With a total of 750 Sq Ft of accommodation this property is deceptively spacious and must be viewed to see the full potential on offer.

Council Tax band: A

Tenure: Leasehold

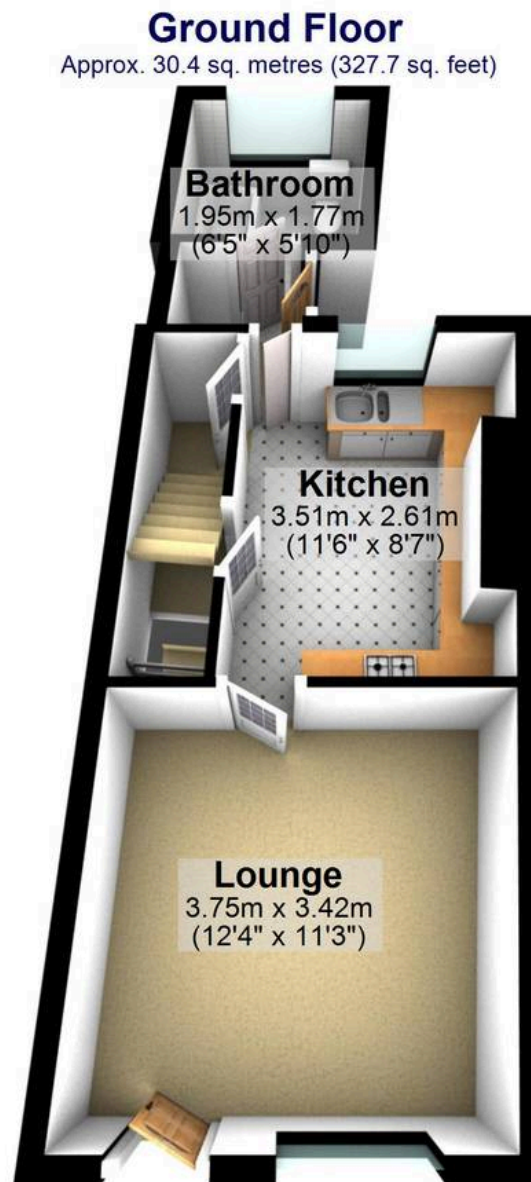
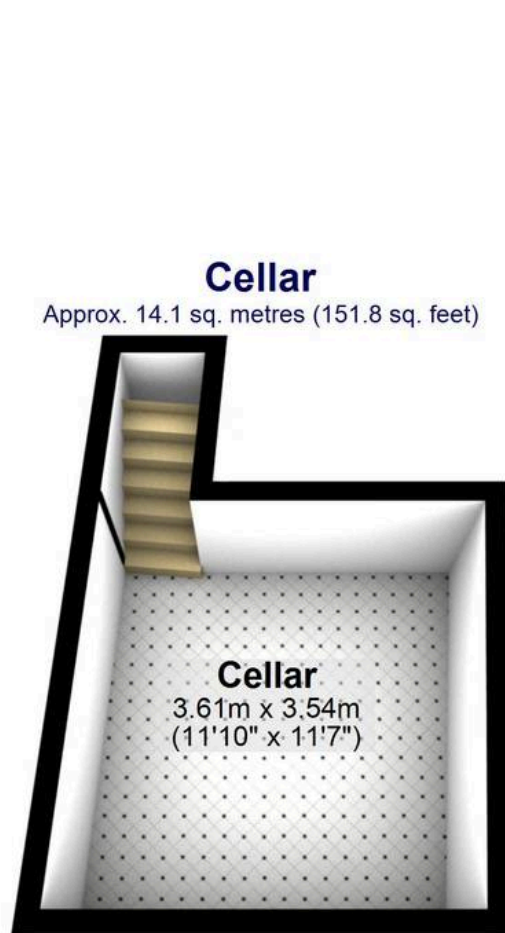
- TWO BEDROOMED END OF TERRACED PROPERTY
- LOCATED IN THE ULTRA POPULAR ABBEYDALE SUBURB
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS ALIKE
- QUIET NO-THROUGH RESIDENTIAL ROAD
- CLOSE BY TO NUMEROUS AMENITIES INCLUDING SHOPS AND EATERIES ACROSS ABBEYDALE ROAD
- FANTASIC TRANSPORT LINKS
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER
- LOCAL SCHOOLING CATCHMENTS INCLUDING MERCIA SECONDARY SCHOOL AND CARTER KNOWLE JUNIOR SCHOOL
- PRIVATE REAR AND ENCLOSED GARDEN
- LEASEHOLD PROPERTY AND COUNCIL TAX BAND A











Total area: approx. 69.7 sq. metres (750.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.