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45 Chatfield Road, Abbey Lane

Sheffield

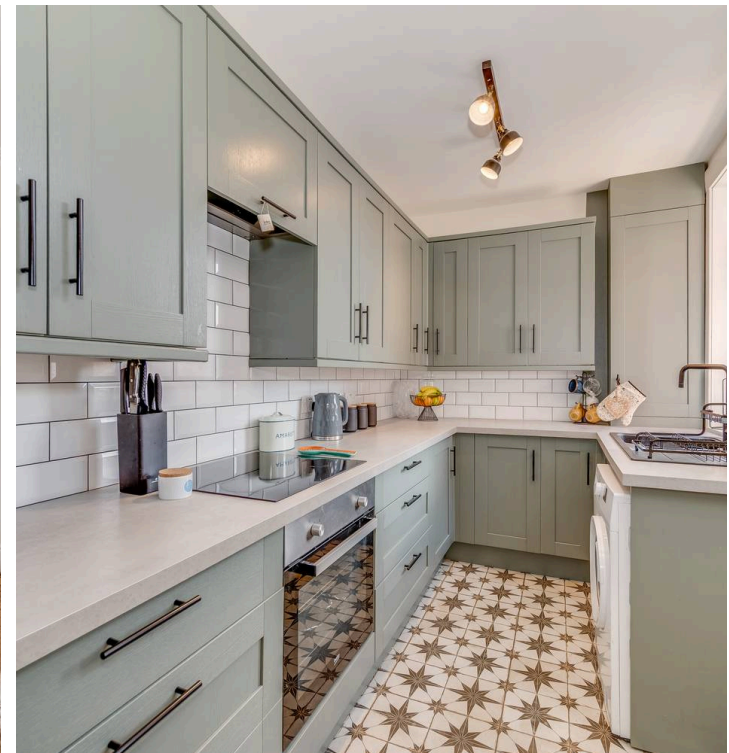
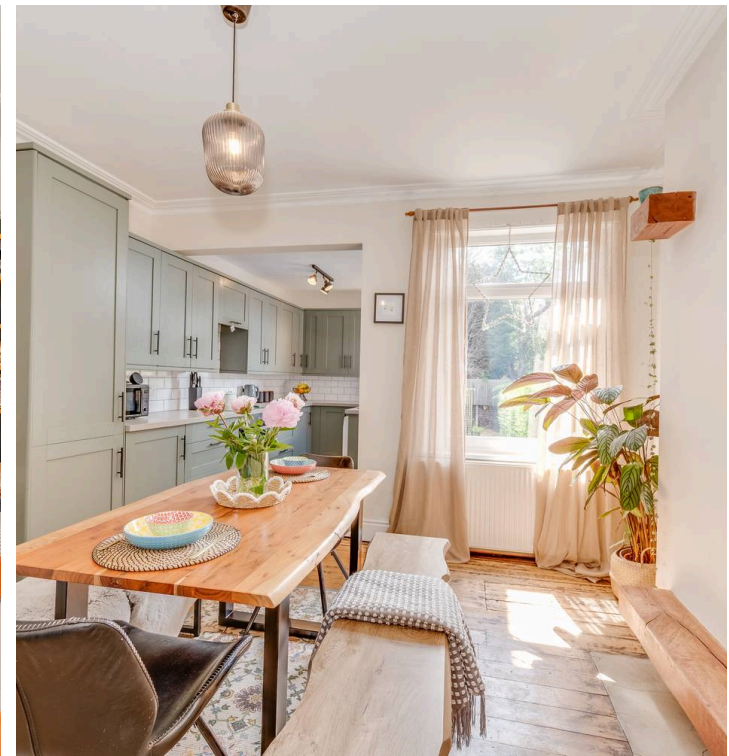
Guide Price £270,000 – £280,000

45 Chatfield Road

Abbey Lane, Sheffield

An absolutely stunning, immaculately presented and very deceptive, three bedroom, double rear off shot, Victorian terraced home. Having been finished internally to the highest of standards with absolutely no expense spared and with a real flare for design to create this incredible contemporary feel that has been symptomatic to the properties original features, character and charm you would associate with a property from this era. Enjoying a larger than expected rear private, flat, landscaped, south facing garden, some tremendous views towards The Peak District, best enjoyed from the first floor and easy on road parking to the front. Located on this quiet and well sought after residential road in the very heart of ultra popular Abbey Lane away from the busy hustle and bustle year set within a short stroll of numerous independent cafes, eateries and shops within Woodseats, Graves park is on the doorstep also. Council Tax band: A Tenure: Freehold

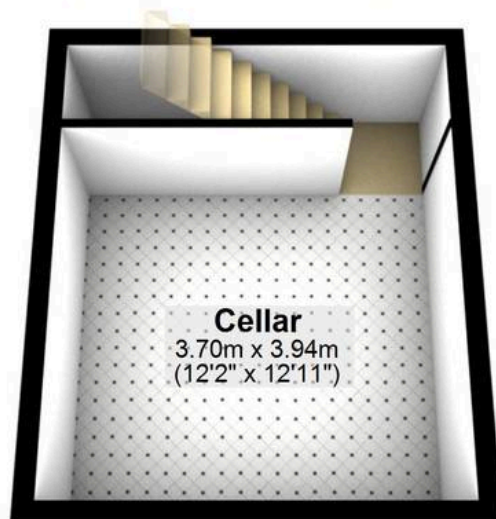
- STUNNING THREE BEDROOM VICTORIAN BAY WINDOWED TERRACE HOME
- FINISHED INTERNALLY TO AN INCREDIBLY HIGH STANDARD BY THE CURRENT VENDORS WITH NO EXPENSE SPARED
- DOUBLE REAR OFF SHOT LARGER THAN EXPECTED REAR PRIVATE SOUTH FACING GARDEN AND EASY ON ROAD PARKING TO THE FRONT
- OPEN PLAN REAR KITCHEN IN TO DINER WITH DIRECT GARDEN ACCESS
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING ABBEY LANE JUNIORS





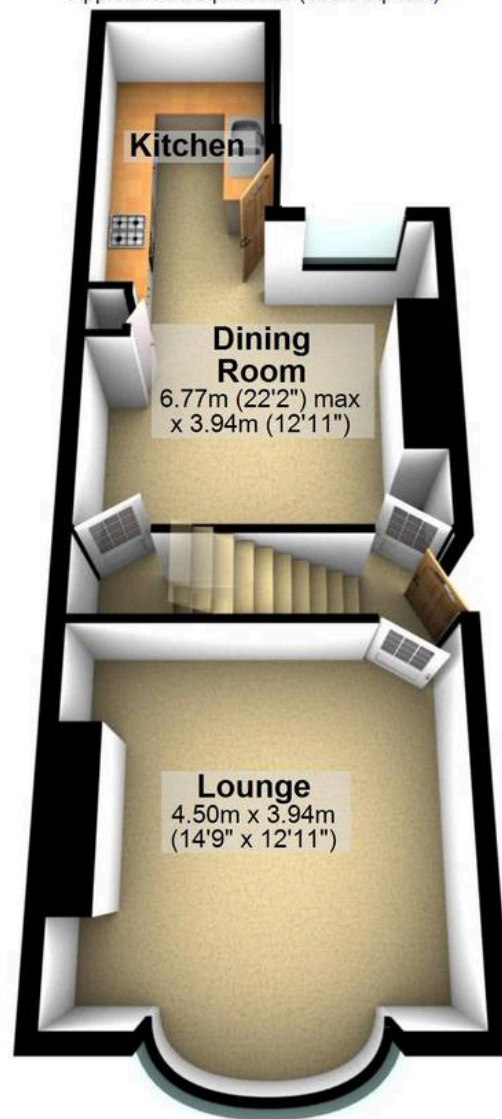
Cellar

Approx. 18.4 sq. metres (197.9 sq. feet)



Ground Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



Total area: approx. 103.9 sq. metres (1118.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.