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0114 268 8533  
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**87 Wolseley Road, Abbeydale**

Sheffield

Offers in Region of **£210,000**

# 87 Wolseley Road

Abbeydale, Sheffield

Situated in a highly sought-after location close to the city centre, this spacious three-bedroom mid-terraced property offers an excellent opportunity for first-time buyers or families seeking a well-proportioned home. Available with no onward chain, the house features two generously sized reception rooms, providing flexible living and dining spaces. The double off-shot to the rear enhances the overall footprint, allowing for a larger kitchen and additional utility or storage area. Ample on-street parking is available, adding to the convenience of this superbly positioned home. With fantastic transport links nearby, commuting and accessing local amenities is both quick and easy. To the rear of the property, you will find a private garden.

Council Tax band: A

Tenure: Leasehold

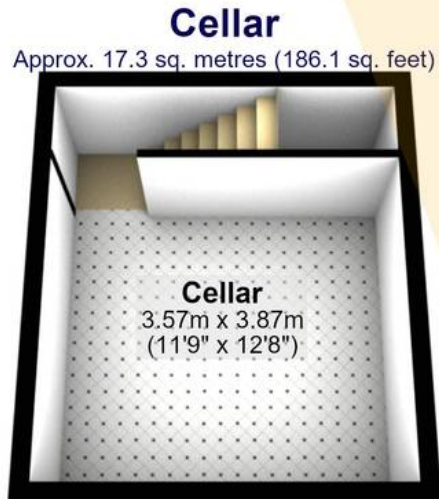
- THREE BEDROOMED MID-TERRACED PROPERTY
- GREAT LOCATION CLOSE TO CITY CENTRE
- AVAILABLE WITH NO ONWARD CHAIN
- EXCELLENT SIZE WITH TWO RECEPTION ROOMS
- AMPLE ON STREET PARKING
- PRIVATE REAR GARDEN
- DOUBLE OFF SHOT TO THE REAR
- PERFECT FOR FIRST TIME BUYERS
- FANTASTIC FAMILY HOME
- SUPERB TRANSPORT LINKS





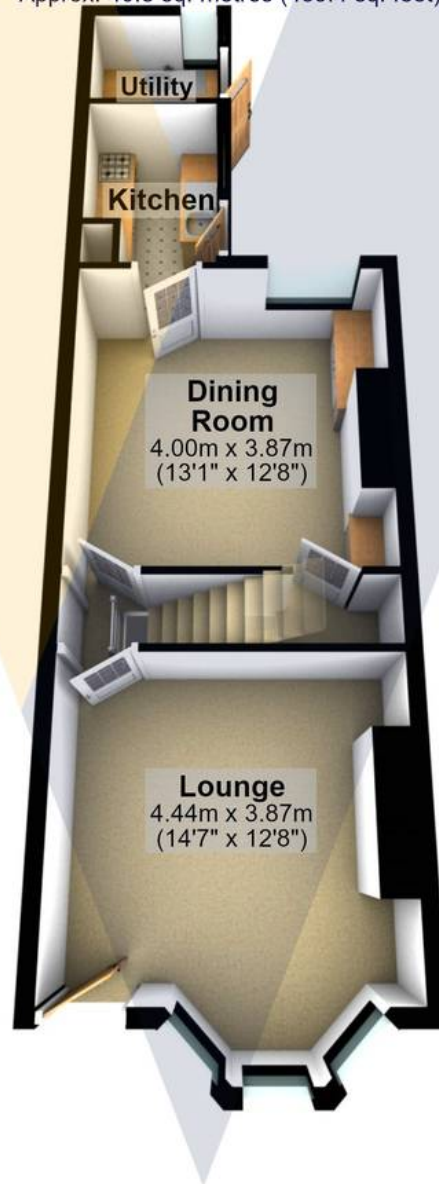
## Ground Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



## Cellar

Approx. 17.3 sq. metres (186.1 sq. feet)



## Dining Room

4.00m x 3.87m  
(13'1" x 12'8")

## Lounge

4.44m x 3.87m  
(14'7" x 12'8")

## First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



## Shower Room

1.72m x 1.74m  
(5'8" x 5'8")

## Bedroom 2

3.35m x 2.97m  
(11' x 9'9")

## Bedroom 1

3.57m x 3.87m  
(11'9" x 12'8")

## Second Floor

Approx. 16.2 sq. metres (174.2 sq. feet)



## Bedroom 3

3.97m x 3.18m  
(13' x 10'5")

Total area: approx. 112.1 sq. metres (1206.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

**87 Wolseley Road**