



# 943, Abbeydale Road

Sheffield, S7 2QD

## Description

A beautifully presented home that forms part of this attractive run of stone built Victorian terraces that are situated in the heart of Millhouses. The property has recently undergone a significant scheme of modernisation and has also been extended to the rear to now form a large, open plan dining kitchen. The finish is exemplary, blending modern fixtures and fittings with original period features and an attention to detail that is rarely found in similar homes. There is even room for the next owners to add value/accommodation via a conversion of the loft space (subject to regs) if required. Millhouses is such a super place to live, residents are spoilt for choice when it comes to amenities. There are three national supermarkets found within a short walk, an unbelievably popular bakery, which attracts a queue up the road on most days, an 'outstanding' primary school and a number of cafes, restaurants and bars that combine to make the area such a popular place to visit and reside. The nearby park is also an attractive feature of the area. With its superb children's playground, boating lake and sports facilities it almost acts as an extension to your garden and is always on hand to provide recreational pursuits and a place to unwind and socialise. If walking is your thing then the local woods provide walking trails that lead out to the glorious Limb Valley and surrounding countryside. Regular bus links provide speedy access into town and the nearby train station in S17 has services into Manchester via some of the pretty Peak Park villages.

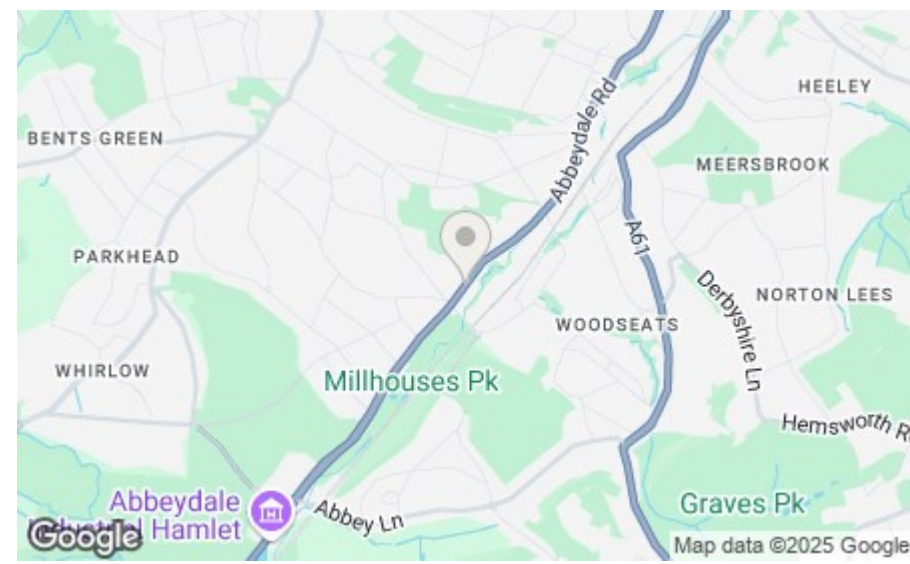
- Catchment for some of the best schools in the city.
- Extended accommodation, all presented to a very high standard.
- Open plan dining kitchen with quality fixtures and fittings and a modern feel to contrast with the period architecture.
- Three bedrooms including two good doubles.
- Luxurious bathroom with elegant tiling framing the modern suite and under floor heating.
- Pretty storm porch with original tiling opening into a welcoming reception hall and a wide first floor landing/study area.
- Sitting room with bay window, fireplace and stripped floorboards.
- Occasional basement utility room and W.C.
- Private walled garden with decked terrace.
- EPC rating D67, Freehold, Council Tax Band B, full UPVC double glazing with acoustic glazing (to the front) and modern gas central heating system (underfloor in extension).







THE CELLAR IS NOT INCLUDED IN THE TOTAL FLOOR AREA  
 TOTAL FLOOR AREA: 1281sq.ft. (119.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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