



**Abbey Place, Renishaw, Sheffield, Derbyshire S21 3TY**



**Offers In The Region Of £154,950**

**PINEWOOD**





# Abbey Place Renishaw Sheffield Derbyshire S21 3TY



**Offers In The Region Of  
£154,950**

**2 bedrooms  
1 bathrooms  
1 receptions**

- **\*\*NO CHAIN\*\* SEMI DETACHED PROPERTY, WITH DETACHED GARAGE AND DRIVEWAY**
  - TWO BEDROOMS, ONE LARGE PRINCIPAL BEDROOM WITH FITTED WARDROBES
- GARDENS TO FRONT AND REAR, REAR BEING LOW MAINTENANCE AND FULLY ENCLOSED
- DRIVEWAY AND GARAGE, SPACE FOR UP TO 2 CARS AND LIGHTING AND ELECTRICS IN THE GARAGE
  - SPACIOUS BATHROOM WITH ELECTRIC SHOWER OVER THE BATH
    - LOCATED WITHIN RENISHAW
- GREAT FOR COMMUTING, CLOSE TO THE M1
  - COUNCIL TAX BAND: A - FREEHOLD
    - VIEWING RECOMMENDED
    - CLOSE TO LOCAL AMENITIES







**\*\*NO CHAIN - SEMI-DETACHED PROPERTY READY FOR FIRST TIME BUYERS OR FAMILIES, FULLY ENCLOSED GARDEN AND DETACHED GARAGE MAKE THIS HOME A COMPELLING CHOICE\*\***

12 Abbey Place presents an excellent opportunity for those seeking a semi-detached house that combines comfort and convenience. This delightful property boasts a well-proportioned living space of 777 square feet, making it an ideal choice for small families or couples.

The house features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two spacious bedrooms, there is ample room for relaxation and rest. The bathroom is thoughtfully designed to cater to your daily needs ensuring a comfortable living experience.

Constructed in 1995, this property reflects a modern aesthetic while maintaining the character of its surroundings. The semi-detached design offers a sense of privacy, while still being part of a friendly community.

One of the standout features of this home is the generous parking space, accommodating up to three vehicles, which is a rare find in many urban settings. This added convenience is sure to appeal to those with multiple cars or visitors.

Located in a peaceful neighbourhood, 12 Abbey Place is well-positioned for easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are looking to settle down or invest, this property offers a wonderful blend of comfort, space, and accessibility. Do not miss the chance to make this lovely house your new home.

Contact Pinewood Properties for more information or to book a viewing - 01246 810519

### **ACCOMMODATION**

Entrance is gained through the front upvc double glazed door into the;

### **ENTRANCE HALL**

Having a gas central heating radiator, a smoke alarm and the staircase giving access to the first floor accommodation.

### **LIVING ROOM**

11'2" x 10'0" (3.40 x 3.05)

Fitted with an Adams style fire surround with marble back and having a useful under stairs storage cupboard. Further benefits from a gas central heating radiator, telephone and television aerial points, laminate flooring and a upvc double glazed window viewing to the front of the property.

### **DINING KITCHEN**

9'4" x 13'0" (2.84 x 3.97)

Fitted with a range of units in cedar above and below areas of easy clean work surfaces, inset to which is a stainless steel sink unit with a mixer tap, an eyelevel electric oven and a gas hob with extractor hood over. Also fitted is a gas central heating radiator, tiling to splash back areas, laminate flooring and a upvc double glazed window viewing to the rear of the property with a upvc double glazed door opening to the same..

### **FIRST FLOOR LANDING**

Having loft access and a smoke alarm. From here doors open into;

### **BEDROOM ONE**

12'3" x 10'0" (3.73 x 3.04)

Fitted with a telephone and television aerial points, a range of fitted wardrobes, a gas central heating radiator and a upvc double glazed window viewing to the front of the property

### **BEDROOM TWO**

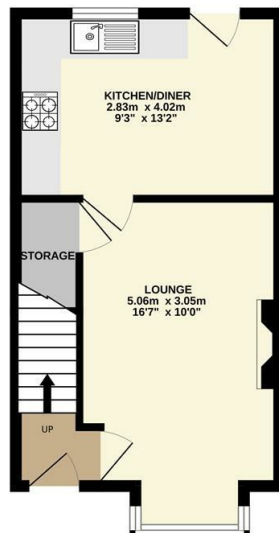
8'2" x 7'5" (2.48 x 2.27)

Fitted with a television aerial point, a gas central heating radiator and a upvc double glazed window viewing to the rear of the property.

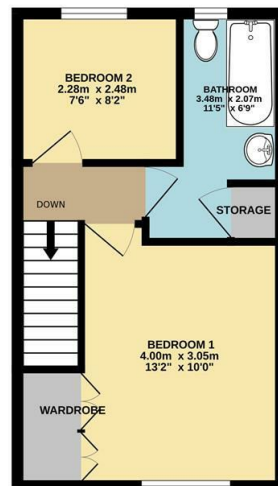
GARAGE  
13.4 sq.m. (144 sq.ft.) approx.



GROUND FLOOR  
29.8 sq.m. (321 sq.ft.) approx.



1ST FLOOR  
29.0 sq.m. (312 sq.ft.) approx.



TOTAL FLOOR AREA : 72.2 sq.m. (777 sq.ft.) 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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## BATHROOM

11'5" x 4'7" (3.49 x 1.40)

Fully tiled and fitted with a suite in white comprising of a panelled bath with electric shower over, a low flush toilet and a pedestal wash hand basin. Also fitted is vinyl flooring, a gas central heating radiator, an extractor fan, spotlights to the ceiling, an airing cupboard and a upvc double glazed window viewing to the rear of the property.

## OUTSIDE

To the front of the property there is a pebbled garden with adjacent driveway providing off road parking for several vehicles and a brick built garage benefiting from an up and over door, power and lighting.

A wooden gate gives access to the rear of the property.

To the rear of the property there is a fully enclosed low maintenance garden with paved patio area, an outside tap and security light.

## DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

## Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

## GENERAL INFORMATION

EPC: C

Council Tax Band: A

Total Floor Area: 777 sq. ft. Approx

uPVC Double Glazing

COMBI boiler located in the kitchen

Detached garage with up and over door, electrics and lighting

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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