



Abbey Lane Dell, Sheffield S8 0BZ

Guide Price £450,000

Guide Price £450,000 - £475,000

Walk Through Virtual Tour

SK Estate Agents are delighted to offer to the market for sale, this well presented, 4 bedroomed, semi-detached property located in this highly regarded and popular residential setting. Located in close proximity to Ecclesall Woods, Beauchief Golf Course, Millhouses Park, Dore and Totley Train Station, as well as schools of high repute, this fabulous home would suit professional couples and growing families. With accommodation spread over three floors, the property briefly comprises: entrance hallway, WC, and kitchen/diner to the ground floor, lounge and bedroom with en-suite to the first floor, and three further bedrooms and family bathroom to the second floor. Benefitting from resin driveway, garage and private rear garden. A viewing is highly advised to appreciate the size of accommodation on offer.

Tenure: Freehold



Entrance

Entry via front facing composite door into hallway having tiled flooring with underfloor heating, decorative Venetian plaster border to the walls, gas central heating radiator, laminate stairs rising to first floor, and under stairs storage cupboard. Alarm panel.

WC

Downstairs cloakroom having low flush Porcelanosa WC, wall mounted corner sink and gas central heating radiator. Also having tiled flooring and tiling to the splashback.

Kitchen/Diner

16'5" x 14'6" (5.01m x 4.43m)

Beautifully presented kitchen diner boasting a range of wall and base units with laminate work surfaces incorporating stainless steel sink with mixer tap and drainer, and 4 ring gas hob with SMEG electric oven below and extractor fan above. Benefitting from integrated fridge and freezer, and space and plumbing for washing machine. Also housing the boiler.

The open plan dining space is made bright and airy via the rear facing UPVC double glazed French doors which lead out to the rear garden and boasts ample space for dining table and chairs.

The room has microcement flooring, Venetian plaster feature wall and two gas central heating radiators.

First Floor Landing

Having laminate flooring, side facing UPVC double glazed window and gas central heating radiator. With feature Venetian plaster walls, laminate stairs rising to second floor and a further gas central heating radiator.

Lounge

16'6" x 14'2" (5.03m x 4.34m)

A good sized reception room boasting two rear facing UPVC double glazed windows. Having laminate flooring, gas central heating radiator and feature wall with complimentary Venetian plaster.

Bedroom One

8'11" x 12'2" (2.73m x 3.72m)

Principal bedroom with en-suite benefitting from large mirrored fitted wardrobes with sliding doors and having double hanging rails and shelving to the top. Also having gas central heating radiator, laminate flooring and Venetian plaster feature wall.

En-Suite

7'0" x 5'5" (2.14m x 1.66m)

A good sized en-suite shower room comprising Porcelanosa low flush WC, pedestal wash hand basin with mixer tap and large quadrant shower cubical with thermostatic shower over. Having microcement to the walls and floor, gas central heating radiator, UPVC double glazed obscured glass window and fitted tall mirrored storage unit.

Second Floor Landing

Having laminate flooring, side facing UPVC double glazed window and feature Venetian plaster wall. Loft hatch access with ladder to the part boarded loft. Also having useful storage cupboard.



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Bedroom Four

5'5" x 9'2" (1.66m x 2.81m)

Rear facing bedroom with UPVC double glazed window, gas central heating radiator, and laminate flooring. (Fitted wardrobes to be removed on completion).

Bedroom Two

8'11" x 12'3" (2.73m x 3.74m)

Well presented and neutrally decorated bedroom with laminate flooring, gas central heating radiator, rear facing UPVC double glazed window and built-in wardrobes with sliding mirrored doors which incorporate double rails and shelving.

Bedroom Three

9'3" x 12'4" (2.82m x 3.78m)

Further double bedroom with front facing UPVC double glazed window, laminate flooring and gas central heating radiator. Benefitting from large fitted wardrobes with sliding doors, double hanging rail and shelving.

Bathroom

6'9" x 6'7" (2.07m x 2.02m)

Well presented family bathroom comprising three piece suite with low flush WC, pedestal wash hand basin with mixer tap, and large bath with shower off the taps. Having part tiled walls and tiled flooring, storage shelving, obscured UPVC double glazed window and gas central heating radiator.

Garage

9'0" x 16'9" (2.76m x 5.11m)

Single garage with up and over door, benefiting from power and light and Kingspan to one wall and ceiling.

Outside

To the front of the property lies a gated driveway having resin drive providing space for off-road parking and a path leading to the side and rear of the property.

To the rear of the property lies a paved patio area for outdoor seating and an area laid to lawn. There is also a storage shed.

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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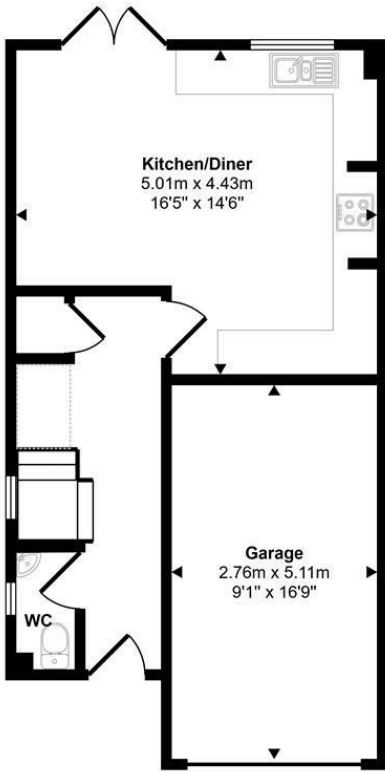
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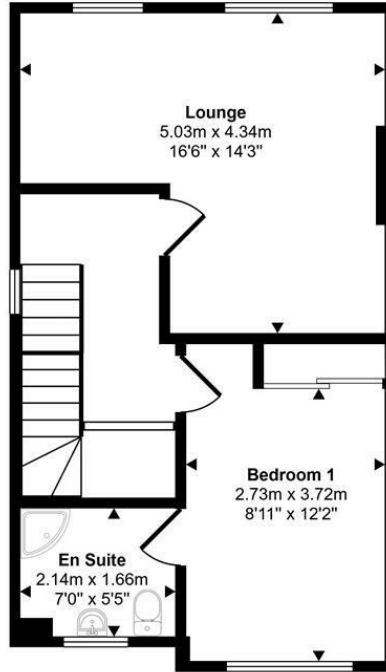
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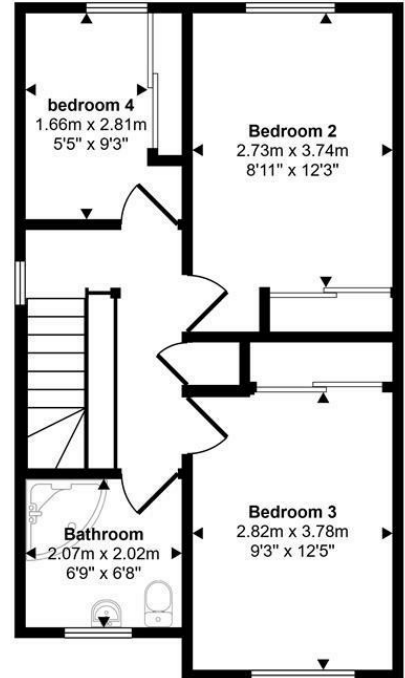
Approx Gross Internal Area
133 sq m / 1427 sq ft



Ground Floor
Approx 45 sq m / 488 sq ft



First Floor
Approx 43 sq m / 467 sq ft



Second Floor
Approx 44 sq m / 472 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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