



**Abbeydale Road, Sheffield S7 2QD**

**£695 Per Calendar Month**

Located in the popular residential suburb of Millhouses is this substantial and attractively presented 3 bedroomed stone fronted end terrace. The property offers excellently sized accommodation throughout, gas fired central heating and comprises briefly: Entrance porch, Reception Hallway, Large Bay Windowed lounge, Dining Room, Kitchen, cellar storage, utility room, 2 good sized Bedroom, Attic Room with En Suite and a Family Bathroom. Having a pleasant fore garden and good sized enclosed low maintenance rear garden.



### Entrance Porch

With tiled flooring and front entrance door opening into:

### Reception Hallway

A substantial reception hallway having exposed floorboards and stairs rising to first floor.

### Lounge

A good sized lounge, the focal point being the gas fire with wooden mantle and brick surround. Benefitting from front facing bay window, carpeted flooring, gas central heating and having coving to the ceiling.

### Dining Room

Large dining room having rear facing window, carpeted flooring and gas central heating radiator.

### Cellar

Accessed via the reception hallway and consisting of two large rooms: one being the utility area with separate washing machine and tumble dryer; the other providing ideal storage space.

### Kitchen

Fitted with a range of wall and base units and having a contrasting work surface which incorporates; a one and a half bowl stainless steel sink with drainer unit and mixer tap, and five burner gas hob with an extractor above and electric oven below. There is tiling to the splash back areas, original stone flooring, separate fridge and freezer, and a side facing door leading to the rear garden.

### First Floor Landing

Having carpeted flooring, gas central heating radiator, doors providing access to first floor accommodation and stairs rising to attic bedroom.

### Bedroom One

Large front facing bedroom, neutrally decorated and having carpeted flooring, window with gas central heating radiator set beneath and ornate feature fireplace.

### Bedroom Two

Another good sized double bedroom having carpeted flooring, gas central heating radiator, rear facing window and also benefitting from feature fireplace.

### Bathroom

A good sized family bathroom with white suite comprising: Freestanding bath, pedestal wash hand basin, WC and separate shower cubicle with tiled walls and electric shower. Having laminate flooring, rear facing obscured glass window part tiled walls, and housing the Baxi combination boiler.

### Attic Bedroom

Excellently sized attic bedroom benefitting from dual aspect velux windows and en suite shower room. Also having exposed wooden beams, carpeted flooring and gas central heating radiator.

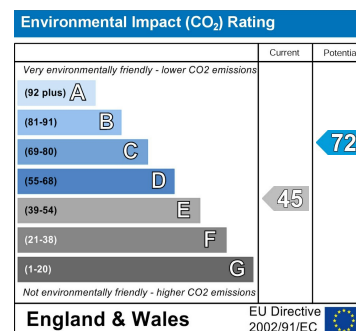
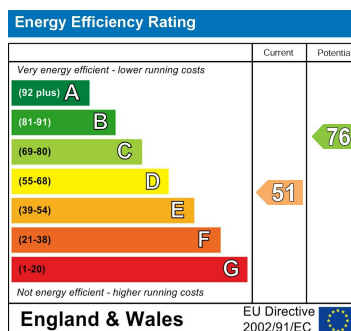
### En Suite

With velux window and fitted with white suite comprising: Wash hand basin with mixer tap, low flush WC and enclosed glass shower cubicle with tiled walls and thermostatic shower.

### Outside

The front of the property is well presented with hedged borders and a gate providing access to the gravel path leading to the entrance porch.

To the rear of the property the enclosed low maintenance garden provides space for seating and boasts flower beds to the borders.



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.

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Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567