



877 Abbeydale Road, Sheffield, S7 2BH



# 877 Abbeydale Road

Guide Price

## £250,000

GUIDE PRICE £250,000-£265,000

Situated in the popular area of Abbeydale, this well-proportioned four-bedroom terrace home enjoys fantastic views of St. Oswald's Church and is ideally located close to a range of local amenities, including cafes, restaurants, supermarkets, and shops. With excellent transport links into the city centre and towards the Peak District, as well as nearby green spaces such as Millhouses Park and Ecclesall Woods, this home offers both convenience and access to nature.

Offered for sale with no onward chain, the property is well-suited to both first-time buyers and families.

This charming property is ideally located within the catchment area of a selection of highly regarded schools, some of which boast outstanding ratings. This makes the property and its location highly desirable for families seeking access to excellent education options. Additionally, the house is situated within the renowned Antiques Quarter, a trendy and sought-after area known for its unique shops and vibrant atmosphere, further enhancing the appeal of this home.

The ground floor features a side entrance, a bright bay-fronted living room with views of the church, and a dining room that opens into the kitchen, which is fitted with a range of wall and base units and built-in appliances. There is also access to the cellar, providing useful additional storage.

On the first floor, there are two double bedrooms, a family bathroom, and a separate WC. The master bedroom benefits from large windows overlooking the church. The second floor offers two further double bedrooms, making the home versatile for a growing family or home office space.

Externally, the property boasts a good-sized garden, complete with an Indian stone patio, lawned area, and a redbrick outhouse for extra storage.

A well-located home with plenty of space and great views—early viewing is recommended.



- Four-bedroom terrace home with stunning views of St. Oswald's Church
- Offered for sale with No Onward Chain
- Sought-after Abbeydale location close to cafes, restaurants, supermarkets, and shops
- Bay-fronted living room, dining room open to the kitchen, and access to a useful cellar
- Two double bedrooms on the first floor, plus a family bathroom and second WC
- Two further double bedrooms on the second floor, ideal for family or home office space
- Good-sized garden with Indian stone patio, lawn, and a redbrick outhouse for storage
- Perfect for a First time buyer or family alike
- EPC Rating: E
- Council Tax: A







### Cellar

Floor area 17.2 m<sup>2</sup>  
(185 sq.ft.)

### Ground Floor

Floor area 36.3 m<sup>2</sup>  
(391 sq.ft.)

### First Floor

Floor area 40.3 m<sup>2</sup> (434 sq.ft.)

### Second Floor

Floor area 30.5 m<sup>2</sup> (328 sq.ft.)

**TOTAL: 124.3 m<sup>2</sup> (1,338 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

