



175 Abbey Lane, Beauchief, Sheffield, S8 0BR

Saxton Mee



# 175 Abbey Lane

## Beauchief

Offers Around

# £390,000

Offered for sale with NO CHAIN is this well presented and effectively extended, three bedroom semi-detached home ideal for a family and situated in the popular residential area of Beauchief.

Briefly, the accommodation comprises: Entrance porch leading into the welcoming entrance hallway with downstairs W.C. A bright and spacious family lounge with bay window to the front with fitted window seat, bespoke plantation shutters, central fireplace with Chesney gas fire and a fully glazed door leading onto the garden. To the rear is the dining area with French doors and leading in turn into the extended kitchen with a modern, shaker style kitchen with integrated fridge/freezer, integrated dishwasher, washing machine/dryer, rangemaster and large walk in pantry unit. Central island with quartz counter tops. The Velux window is remote controlled and reacts to the rain. Under stairs storage cupboard with lighting.

First floor: From the landing are two good sized double bedrooms, both tastefully decorated and enjoying original features. Single bedroom three/nursery which could be utilized as a study. A spacious family bathroom with bath and shower over, wash hand basin and bidet. Separate W.C. Loft space ripe for conversion (subject to planning permission).

Outside to the front is a driveway providing ample off street parking and to the rear is a fully enclosed, private rear garden with patio seating area, lawn and fencing to the borders. Space for a garden shed.



- Excellent Open Plan Kitchen Dining Space
- Delightful Family Lounge With Log Burner
- Sought After Location
- Excellent Local Schools
- Tastefully Decorated Throughout
- Private Enclosed Garden
- Council Tax: Band C
- EPC Rating: D
- Tenure: Freehold
- Viewing Via Banner Cross Office









Total area: approx. 102.5 sq. metres (1102.9 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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