

## Marketing Preview



**47 Abbey View Road, Sheffield, S8 8RE**

**£260,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





**\*\*GUIDE PRICE £260,000 - £270,000\*\* CHAIN FREE!** Don't miss your opportunity to purchase this three bedroom semi-detached property which is situated in a popular location. Offering a porch, off road parking and a private, well presented rear garden. Close to amenities and road links to the M1 Motorway. Perfect for first time buyers or families alike!

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL
- PROBATE GRANTED

## SUMMARY

**\*\*GUIDE PRICE £260,000 - £270,000\*\* CHAIN FREE!** Don't miss your opportunity to purchase this three bedroom semi-detached property which is situated in a popular location. Offering a porch, off road parking and a private, well presented rear garden. Close to amenities and road links to the M1 Motorway. Perfect for first time buyers or families alike!

## PORCH

Enter into the bright and spacious porch via a uPVC door with a window, exposed brick walls and tiled flooring. UPVC door to the hallway which has a radiator, neutral decor, a ceiling light and the stair rise to the first floor. Door to the lounge.

## LOUNGE 12'6" x 14'4"

A spacious reception room with carpeted flooring, two tone neutral painted walls and a fireplace with a marble surround. Ceiling light radiator and a bay window to the front.

## KITCHEN/DINER 15'10" x 9'10"

An open plan reception room with ample wall and base units and contrasting worktops. Integrated oven and electric hob. Sink with a drainer and mixer tap. Space for a washing machine. Large storage cupboard, neutral decor and part carpet/part laminate flooring. Two ceiling lights, radiator and window.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, storage cupboard and access to the loft. Doors to the three bedrooms and shower room.

## BEDROOM ONE 7'9" x 13'2"

A double bedroom with carpeted flooring, painted walls and large built in wardrobes. Ceiling light, radiator and bay window.

## BEDROOM TWO 8'3" x 9'10"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

## BEDROOM THREE 7'4" x 7'1"

A single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

## SHOWER ROOM 6'1" x 7'9"

A modern and stylish shower room fitted having a large walk in shower cubicle with an overhead and handheld shower, large built in sink and WC unit with storage. Spotlighting, radiator, obscure glass window and vinyl flooring.

## OUTSIDE

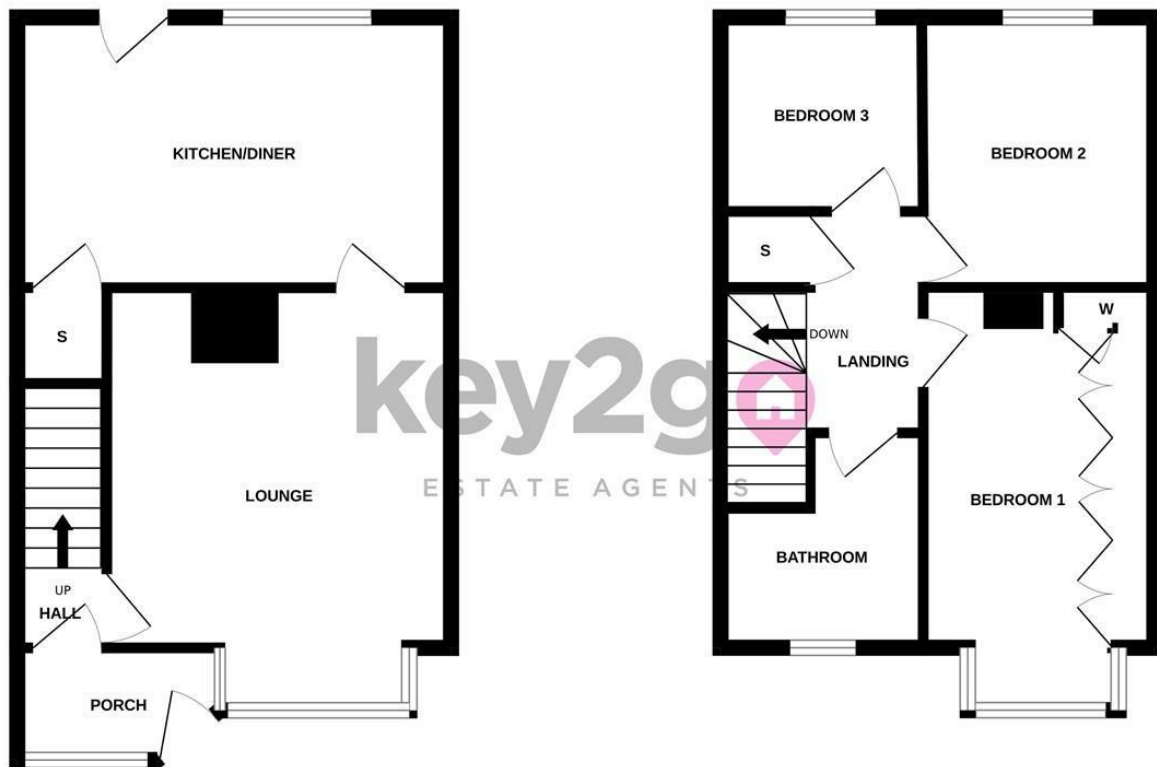
The property has a well presented and low maintenance front with a driveway and shrubbery.

To the rear of the property is a private, generous sized and well presented garden with a lawned area, patio area, plants and shrubbery.

## PROPERTY DETAILS

GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.

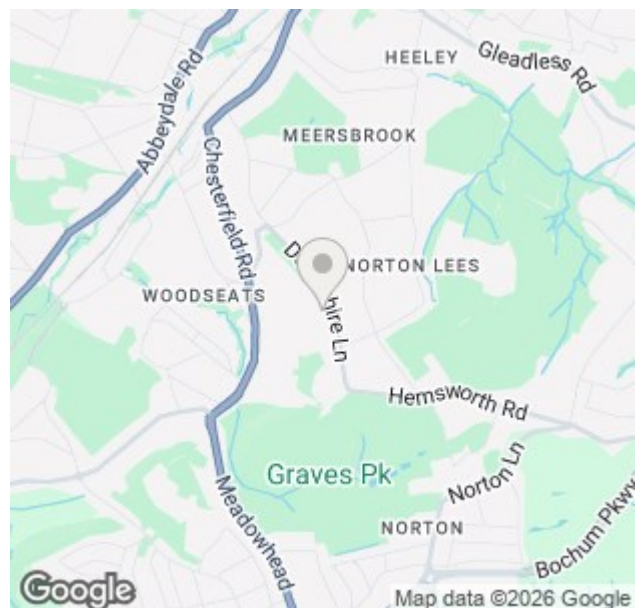
1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) 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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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>	68	77
(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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