



248 Abbeydale Road South, Topley Rise, Sheffield, S17 3LL



248 Abbeydale Road South

Totley Rise

£440,000

A loving home for the past 40 years, this fabulous three bedroom semi detached sits on a huge plot with a long driveway and great size front and rear gardens. Having never been extended, this property has significant scope for extension to the rear and up into the attic-subject to the necessary consents.

Situated on this popular road and offering easy access into either the peak district or Sheffield City centre, there are great transport links locally including the Dore and Totley train station.

This lovely property briefly comprises;

GROUND FLOOR: Entrance hallway, kitchen with fitted units, pantry and side door access. Through lounge/dining room with bay window to the front overlooking the long front garden. **FIRST FLOOR:** Two great size double bedrooms, large single bedroom, shower room with shower cubicle and sink, separate W.C.

To the front of the property is a long garden which is mainly lawn. A driveway to the front and side provides off road parking for numerous vehicles. To the rear of the property is a great size garage with electric up and over door. To the rear of the property is a good size garden with lawn, vegetable beds and a greenhouse.

Do not miss out on this family forever home, book your viewing today!

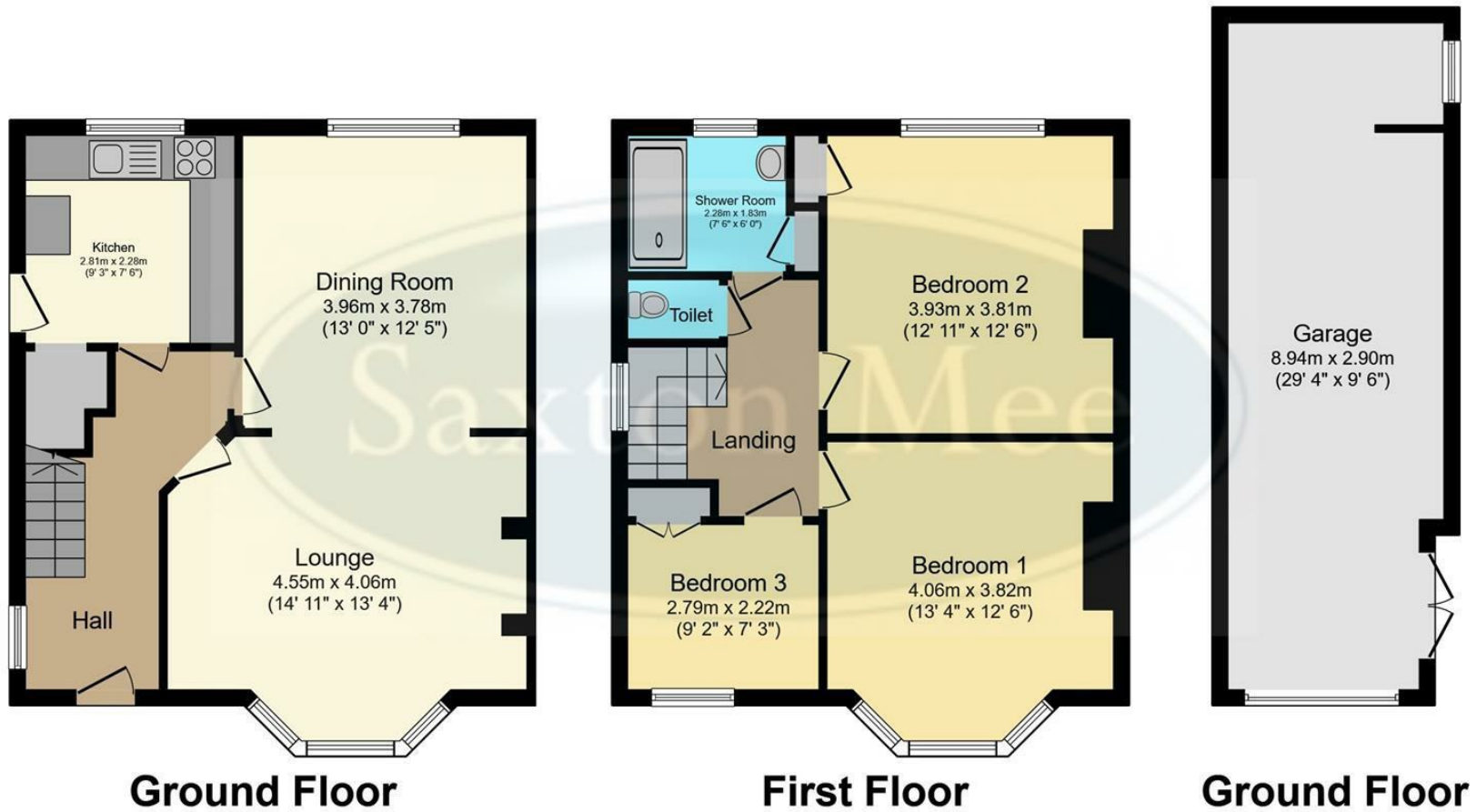
Tenure: Freehold



- GREAT SIZE PLOT WITH LARGE FRONT AND REAR GARDENS
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- ENTRANCE HALLWAY
- THROUGH LOUNGE/DINING ROOM
- KITCHEN
- THREE BEDROOMS AND SHOWER ROOM
- NEVER BEEN EXTENDED
- EPC RATING C
- COUNCIL TAX BAND D
- VIEWINGS VIA BANNER CROSS BRANCH







Total floor area 126.2 m² (1,359 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

