



274 Abbey Lane, Beauchief, Sheffield, S8 0BW

Saxton Mee

# 274 Abbey Lane

## Beauchief

Guide Price

# £425,000

GUIDE PRICE £425,000-£450,000

Nestled in a highly sought-after location on Abbey Lane, this charming stone-fronted three-bedroom semi-detached home is offered to the market with no onward chain. Boasting unrivalled views across the picturesque Beauchief Golf Course and the historic Beauchief Abbey, this is a rare opportunity to secure a home in one of the area's most desirable settings.

Surrounded by beautiful green spaces and nature walks, the property offers the perfect blend of peaceful living and convenient access to local amenities. The accommodation includes a warm and welcoming entrance hallway, a bright lounge with a central fireplace, and a separate dining room ideal for family meals or entertaining. The spacious fitted kitchen features a range of wall, base and drawer units, integrated oven and hob, and a generously sized pantry for additional storage.

Upstairs, you'll find three well-proportioned bedrooms, a stylish modern shower room with wash hand basin, and a separate W.C. The loft space also offers potential for conversion, subject to the necessary consents—ideal for creating a fourth bedroom or home office.

Full of charm and original features, this property presents an excellent opportunity to transform it into a stylish and generously sized family home. While some modernisation is needed, it offers the ideal canvas for buyers eager to personalise and make it their own. The property has been well maintained with the boiler being regularly serviced and a new roof fitted recently.

Externally, the home sits back from the road with a lovely lawned front garden and mature planting, creating a delightful and private approach. A long driveway provides ample off-street parking and leads to garage with power and lighting. The fully enclosed rear garden is a true highlight, with a spacious lawn, mature shrubs, and two useful outdoor stores—perfect for families, gardening enthusiasts, or simply relaxing.



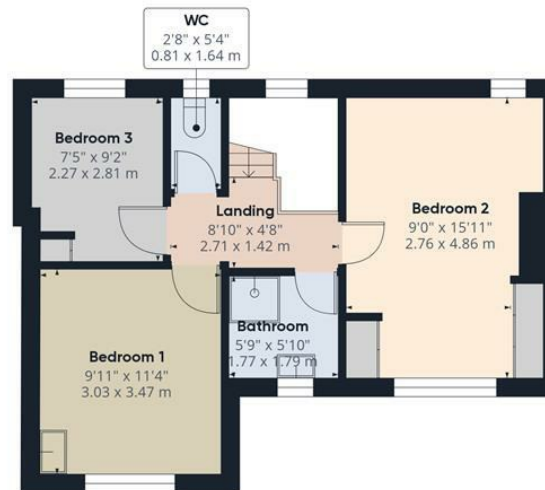
- Recently Installed New Roof
- Sought After Location
- Unrivalled Views Towards Beauchief Abbey & Golf Course
- Excellent Schools Close By
- Within Easy Reach Of Local Amenities And Transport Links
- No Onward Chain
- Charming Three Bedroom Semi Detached House Requiring a Degree of Modernisation
- EPC Rating: D / Council Tax: Band D
- Tenure: Leasehold
- Viewing Via Banner Cross Office







Ground Floor



Floor 1



Approximate total area<sup>m</sup>

914.61 ft<sup>2</sup>

84.97 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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