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119 Abbey Brook Drive, Maedowhead

Sheffield

Guide Price **£225,000**

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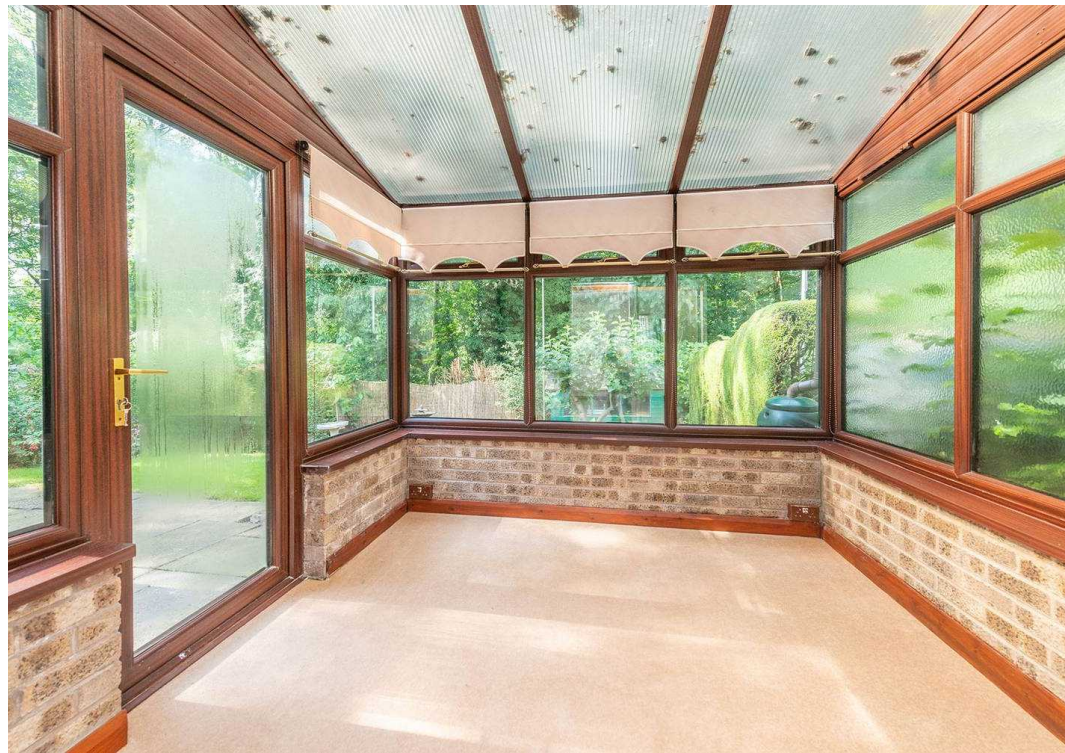
Maedowhead, Sheffield

Nestled in a quiet cul-de-sac, this lovely three-bedroom semi-detached home offers a retreat backing onto the picturesque woods. The property boasts a tasteful rear extension in the form of a sunroom/conservatory, providing the perfect additional reception room. With the potential to further extend, subject to planning permission, this lovely property caters to the needs of the growing family market, offering excellent local school catchments. A rare opportunity presents itself with this property, showcasing the immense potential it holds for the new buyer. Off-road parking to the front and a large private garden at the rear enhance the practicality of this home, while its prime location in the heart of the sought-after Meadowhead area ensures convenience and accessibility to local amenities. With freehold tenure and a council tax band of A amounting to £1516 per annum, this property is a sound investment opportunity not to be missed. VALUER Andy Robinson Council Tax band: A

Tenure: Freehold

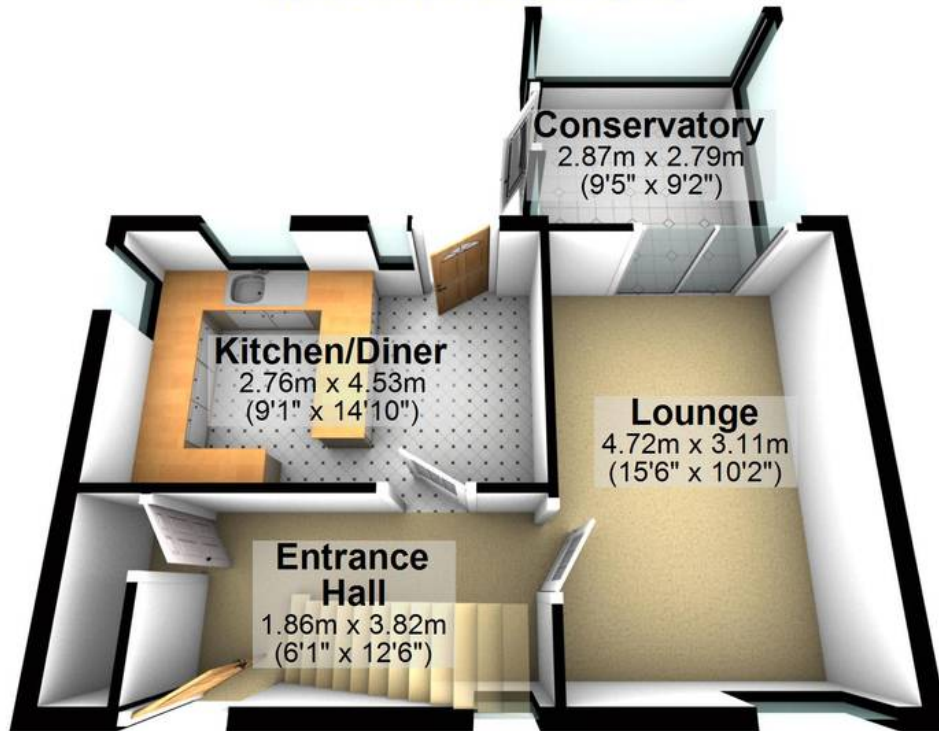
- LOVELY THREE BEDROOM SEMI DETACHED HOME
- QUIET TUCKED AWAY CUL DE SAC BACKING ON TO THE WOODS
- TASTEFUL REAR EXTENDED SUNROOM/CONSERVATORY
- HUGE POTENTIAL TO FURTHER EXTEND SUBJECT TO PLANNING
- EXCELLENT LOCAL SCHOOL CATCHMENTS AVAILABLE
- PERFECT FOR THE GROWING FAMILY MARKET
- RARE OPPORTUNITY TO MARKET WITH VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER
- OFF ROAD PARKING TO THE FRONT AND LARGE REAR PRIVATE GARDEN





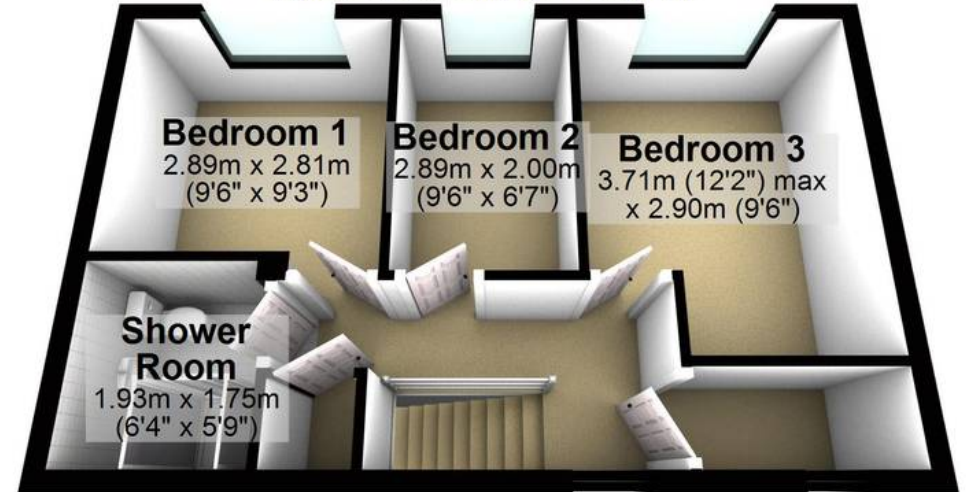
Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Total area: approx. 81.3 sq. metres (875.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.