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**23 Abney Drive, Sheffield**

Sheffield

Guide Price **£140,000**

## 23 Abney Drive

Sheffield, Sheffield

Perfect for first time buyers and investors alike is this spacious and well-presented three bedroomed townhouse. Arranged over three levels of well thought out and versatile accommodation and totaling an impressive 933 sq ft, this property is located in a popular residential suburb with easy access to many local amenities as well as green spaces such as Meersbrook Park and public transport links. Briefly consists of an entrance hallway, kitchen/dining room, lounge, three good sized bedrooms and family bathroom. There is a large rear garden and ample on street parking. With the added benefit of no onward chain and vacant possession it is easy to say viewing is essential to see the full potential on offer.

Council Tax band: A

Tenure: Leasehold

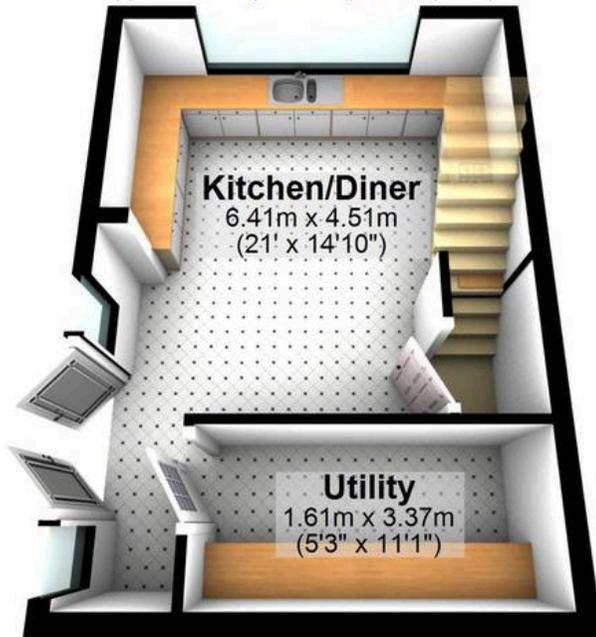
- THREE BEDROOMED PROPERTY TOTALLING AN IMPRESSIVE 933 SQ FT
- PERFECT FOR FIRST TIME BUYERS OR YOUNG FAMILIES ALIKE
- LOCAL SCHOOLING CATCHMENTS INCLUDING ANNS GROVE PRIMARY SCHOOL
- LOCATED IN THE WELL SOUGHT AFTER HEELEY
- PRIVATE AND ENCLOSED REAR GARDEN PERFECT FOR FAMILIES
- CLOSE TO NUMEROUS LOCAL AMENITIES
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL
- MEERSBROOK PARK A SHORT STROLL AWAY
- AVAILABLE WITH NO-ONWARD CHAIN AND VACANT POSSESSION
- FREEHOLD AND COUNCIL TAX BAND A £1,516 P/A





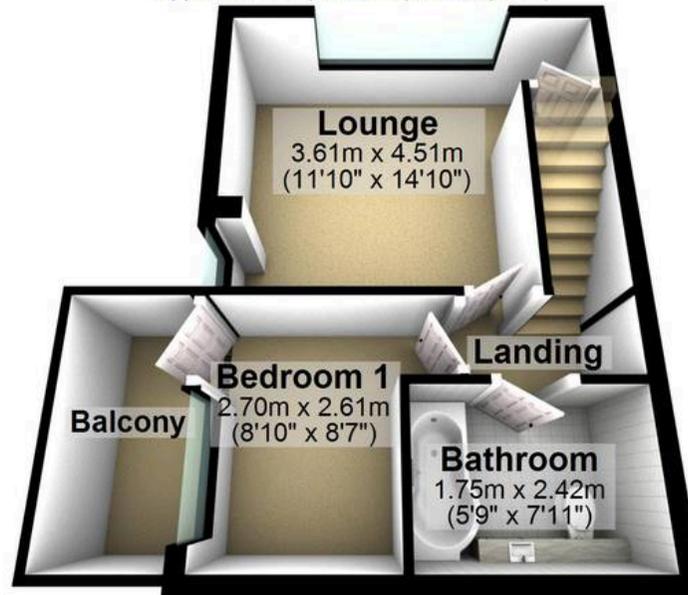
### Ground Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



### First Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



### Second Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 86.7 sq. metres (933.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.