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**18 Marshall Road, Abbey Lane**  
Sheffield

Offers in Region of £170,000



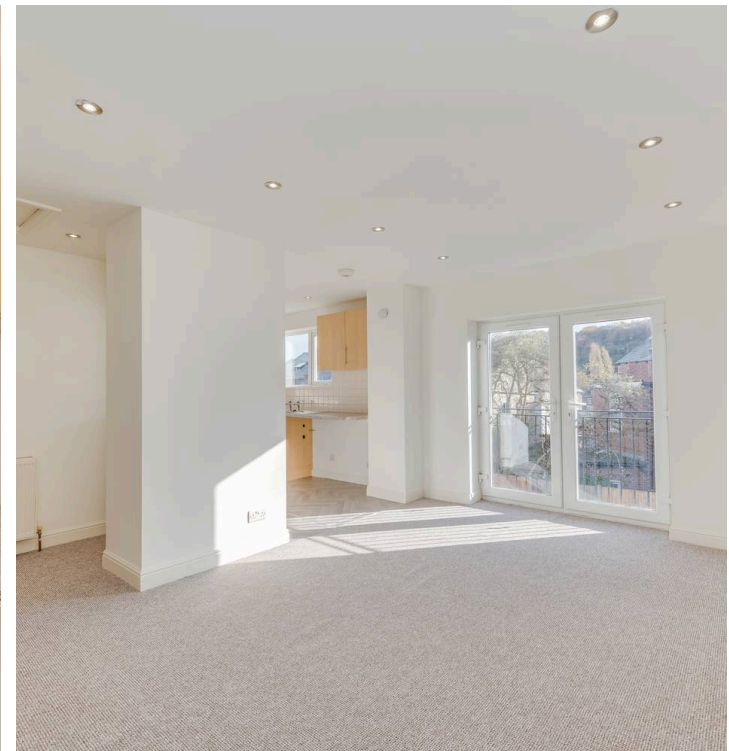
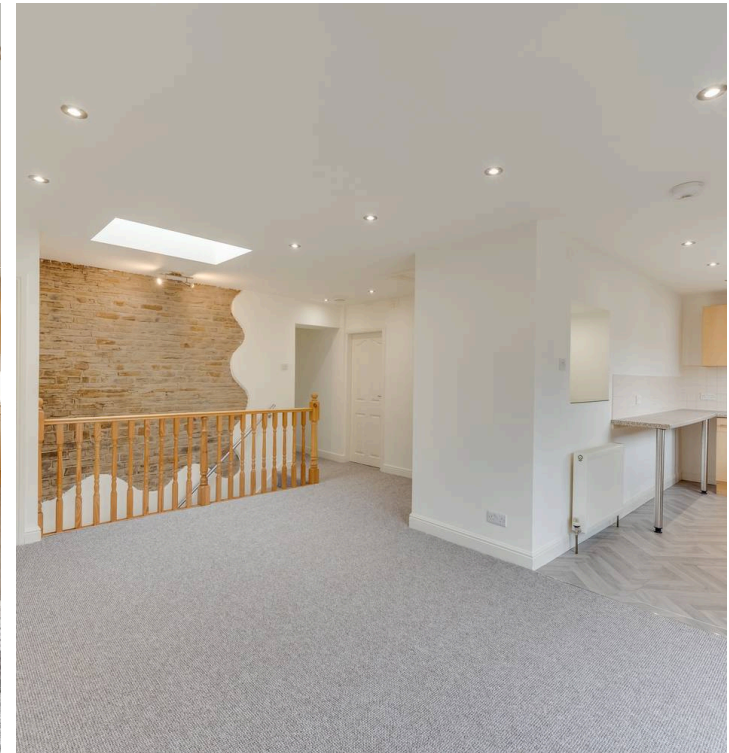
# 18 Marshall Road

Abbey Lane, Sheffield

Nestled in the heart of the ultra-popular Abbey Lane towards the southwest of the city, this fabulous two double bedroom first-floor apartment with a private entrance offers a unique opportunity for buyers. Boasting 739 square feet of light and spacious accommodation all on one level, this leasehold property comes with the added benefit of the lease being sold with the property to the new owners. The property features a beautifully finished interior to a high standard by the current vendors, showcasing plenty of stand-out features. The elevated position ensures privacy, views, and security, while the fantastic rear use of the private communal gardens provides a serene outdoor retreat. Easy on-road parking to the front adds convenience to this desirable urban location.

Council Tax band: A Tenure: Leasehold

- FABULOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH PRIVATE ENTRANCE
- LEASEHOLD PROPERTY BUT WITH THE BENEFIT OF THE LEASE BEING SOLD WITH THE PROPERTY TO THE NEW BUYERS
- FANTASTIC REAR USE OF THE PRIVATE COMMUNAL GARDENS AND EASY ON ROAD PARKING TO THE FRONT
- HEART OF ULTRA POPULAR ABBEY LANE TOWARDS THE SOUTH WEST OF THE CITY
- CLOSE TO NUMEROUS LOCAL INDEPENDENT CAFES EATER AND SHOPS WITHIN IN POPULAR WOODSEATS
- BEAUTIFULLY FINISHED INTERNALLY TO A HIGH STANDARD BY THE CURRENT VENDORS WITH PLENTY OF STAND OUT FEATURES
- 739 SQ FEET OF LIGHT AND SPACIOUS ACCOMMODATION ALL ON ONE LEVEL
- ELEVATED POSITION ENSURING PRIVACY VIEWS AND



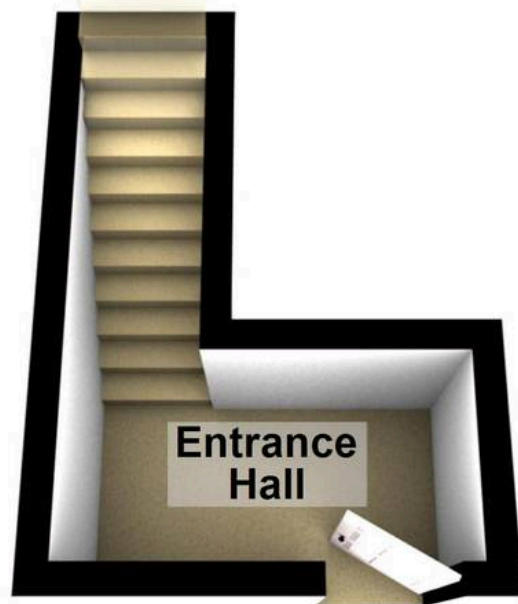






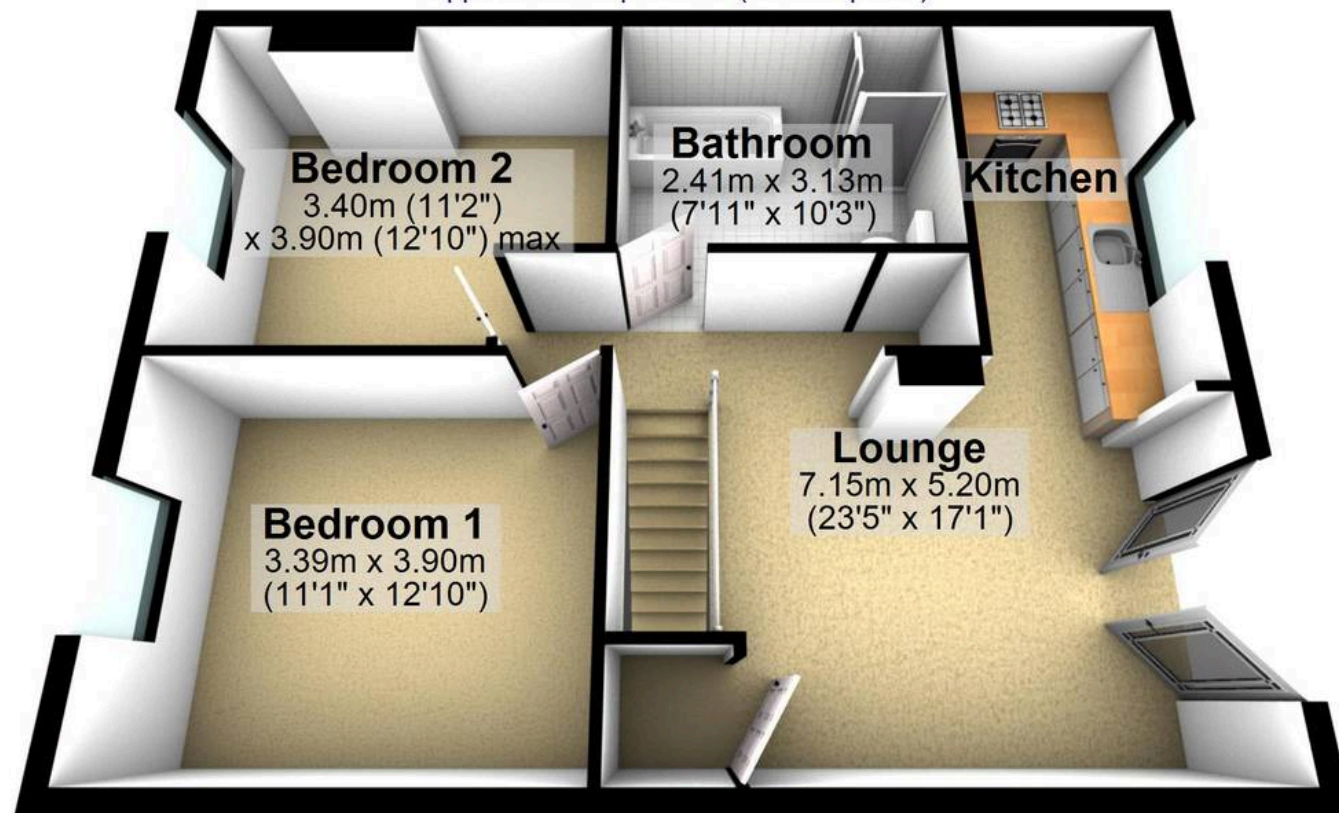
## Ground Floor

Approx. 5.3 sq. metres (56.9 sq. feet)



## First Floor

Approx. 63.4 sq. metres (682.3 sq. feet)



Total area: approx. 68.7 sq. metres (739.1 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

**18 Marshall Road**