











## 263 Abbeydale Road South

Dore • Sheffield • S17 3LB

£560,000

A particularly spacious 6 bedroom, 2 bath/shower room stone built, semi-detached, freehold property. Offering substantial accommodation over three floors and retaining many appealing period features throughout including original doors, original floorboards, original fireplaces to most rooms and lovely high ceilings. Superbly located in this very convenient position overlooking Ecclesall Woods to the front and within a short walk of Dore Train Station, Millhouses Park and within the catchment of very popular local schools. On the ground floor, a stunning front entrance door with coloured stained glass, opens into a reception hall with a wood floor. There is an under-stair WC and a wash basin. The front lounge is a generous size with a high ceiling, along with other period features, a front bay window with woodland views, finished with a focal log burner set within an impressive fireplace. The dining room has a lovely focal decorative Victorian fireplace. The breakfast kitchen houses a range of cream fronted fitted units with granite worktops and brick-shaped splash-back tiling. Included within the sale is an integrated double oven, a hob, fridge, and freezer. There is plumbing for a dishwasher. Dual aspect windows offer natural light with the rear window taking in the view of the railway line and the woodland backdrop. A side door opens into a rear porch with a quarry tiled floor. On the first floor, there is a landing with a useful storage closet. There are three bedrooms, a bathroom, and a separate WC. Two of the bedrooms are





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- Stone Built Semi-Detached
- Six Bedrooms - Two Bath/Shower Rooms
- Off Road Parking
- Family Garden
- Stylish Period Features

- Modern Fixtures And Fittings
- Overlooking Ecclesall Woods
- Close To Dore Train Station
- Freehold
- Council Tax Band E - EPC D







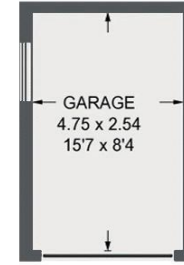
# 263 ABBEYDALE ROAD SOUTH

APPROXIMATE GROSS INTERNAL AREA = 169.6 SQ M / 1825 SQ FT

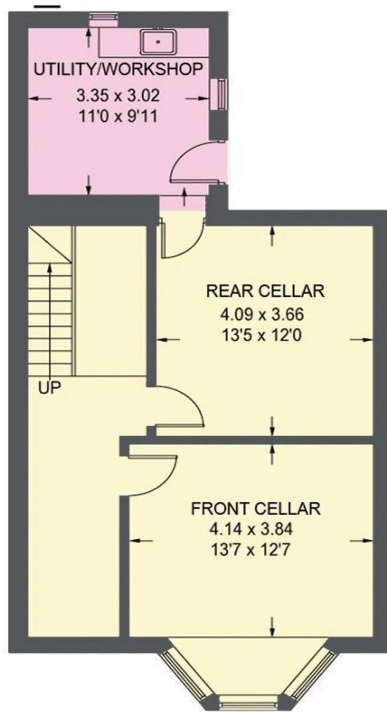
CELLAR = 59.7 SQ M / 643 SQ FT

GARAGE = 12.1 SQ M / 130 SQ FT

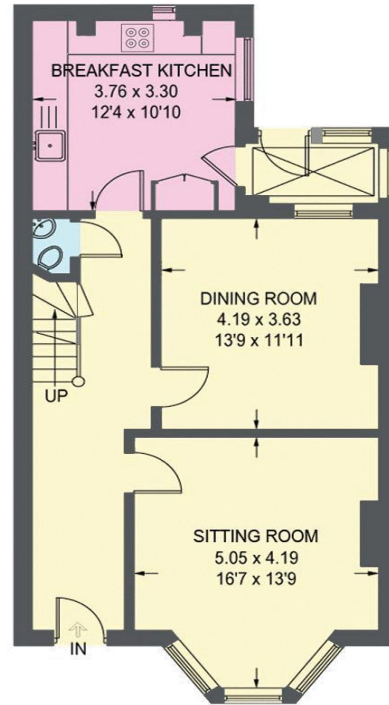
TOTAL = 241.4 SQ M / 2598 SQ FT



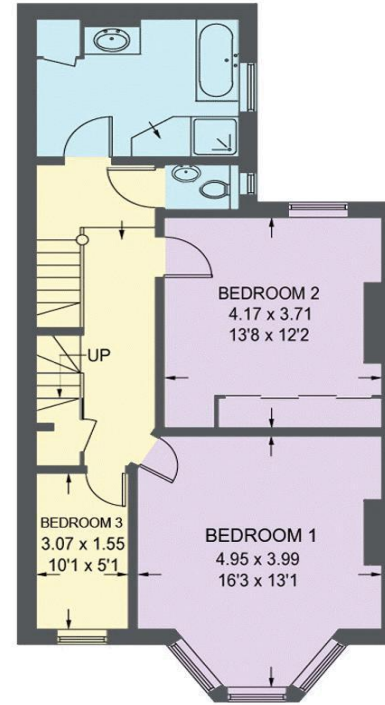
**GARAGE**  
**12.1 SQ M / 130 SQ FT**  
 (NOT SHOWN IN ACTUAL  
 LOCATION / ORIENTATION)



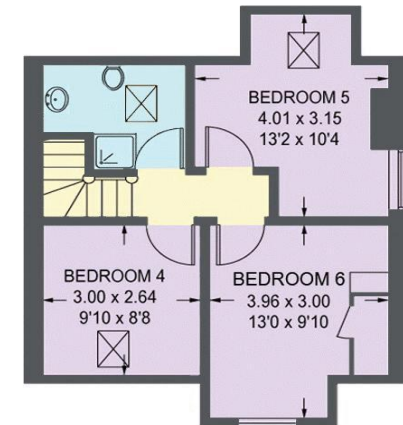
**CELLAR**  
**59.7 SQ M / 643 SQ FT**



**GROUND FLOOR**  
**67.1 SQ M / 722 SQ FT**



**FIRST FLOOR**  
**63.2 SQ M / 680 SQ FT**



**SECOND FLOOR**  
**39.3 SQ M / 423 SQ FT**



