





26 Plymouth Road

Abbeydale • Sheffield • S7 2DE

Asking Price £220,000

Deceptively spacious 2/3-bedroom mid terraced property located in Abbeydale, within walking distance of a range of amenities. Light & airy accommodation arranged over 3 floors and featuring a generous, private rear garden. Benefits from combination gas central heating and double glazing. A bay fronted lounge is complemented by recently installed composite front door, neutral décor and wall mounted electric fire. The dining kitchen overlooks the garden providing cellar access and space for a dining table. Fitted with a range of matching units, topped with solid wooden worktops, brick shaped tiling and space with plumbing for freestanding appliances. The first floor comprises a double bedroom located at the front of the property, incorporating built in corner wardrobe. A smaller rear facing bedroom provides a generous closet and stairs which lead to a further spacious double bedroom in the loft space, filled with natural light and providing useful storage within the eaves. The bathroom is partially tiled equipped with 3-piece white suite and overhead shower. Externally a communal passageway leads to an attractive, private rear garden designed with stone patio and bordered by established hedging and array of mature planting. Plymouth Road is ideally placed for local shops and amenities on Abbeydale Road, including a growing café culture, local schools including the new Mercia School, along with access to the city centre, train stations, motorway, universities, hospitals and the Peak District.



- Deceptively Spacious Terraced House
- 2/3 Bedrooms
- Arranged Over 3 Levels
- Light & Airy Accommodation
- Combi Boiler & Double Glazing

- Popular Location in Abbeydale
- Excellent Transport Links & Local Amenities
- Private, Enclosed Rear Garden
- Leasehold 800 years from 25 March 1898 £7pa
- Council Tax Band A, EPC Rating D

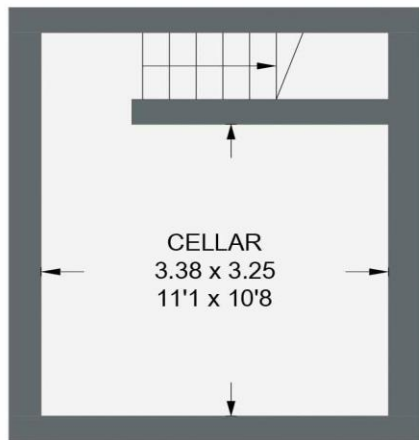


26 PLYMOUTH ROAD

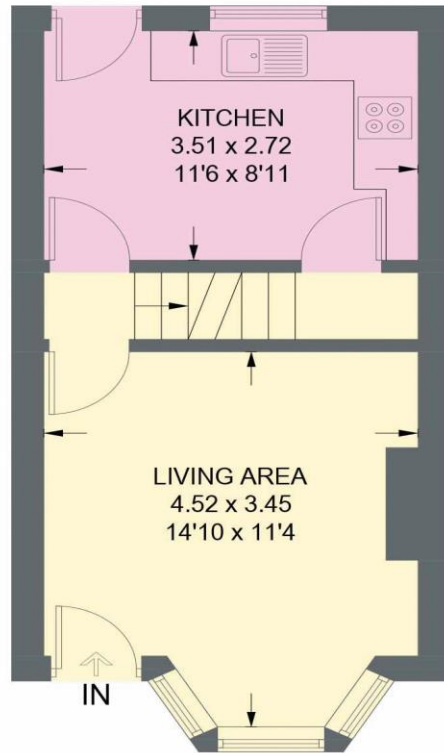
APPROXIMATE GROSS INTERNAL AREA = 71.2 SQ M / 766 SQ FT

CELLAR = 14.9 SQ M / 160 SQ FT

TOTAL = 86.1 SQ M / 926 SQ FT



CELLAR
14.9 SQ M / 160 SQ FT



GROUND FLOOR
27.7 SQ M / 298 SQ FT



FIRST FLOOR
26.2 SQ M / 282 SQ FT



SECOND FLOOR
17.3 SQ M / 186 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.