







52 Plymouth Road

Abbeydale • Sheffield • S7 2DE

Guide Price £200,000 - £220,000

A spacious 3-bedroom mid terraced property located in Abbeydale, within walking distance of a range of shops and amenities. Light and airy accommodation arranged over 3 floors, requiring general updating. Benefits from combination gas central heating, double glazing, and an enclosed rear courtyard. No chain. There is a spacious bay fronted lounge with a period feature fireplace and decorative tiled hearth. A flexible living space/ dining area overlooks the courtyard and provides cellar access. The off-shot kitchen is fitted with a range of matching units and incorporates an integrated oven and electric hob, along with space for further freestanding appliances. Rear door access to the garden. The first floor has a generously proportioned double bedroom with walk-in storage, utilising the under-stairs space, and a period fireplace. A smaller second bedroom is located at the rear and is ideal for a child or home office. The bathroom has a 3-piece white suite, overhead shower, and chrome heated towel rail. Stairs rise to the second floor creating a further double bedroom with storage within the eaves. Accessed via a communal passageway is an enclosed rear courtyard laid with attractive stone, panelled fencing, and outdoor storage. 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.





- Brick Bay Windowed Terrace House
- Light & Airy Accommodation Over 3 Floors
- 3 Bedrooms
- Needs General Updating
- 2 Good Sized Receptions Rooms
- Off-Shot Kitchen
- Enclosed Rear Courtyard
- Double Glazing & Combination Heating
- Leasehold 800 Years from 25/03/1898 £7.71pa
- Council Tax Band A, EPC Rating E



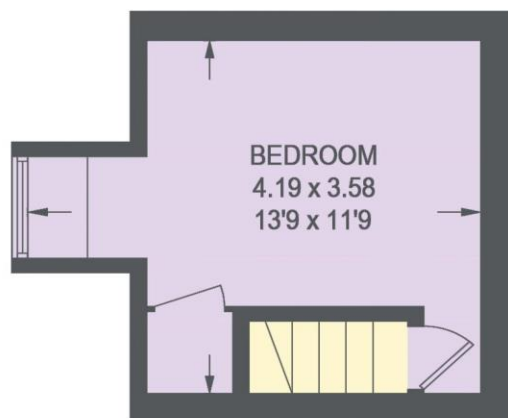


52 PLYMOUTH ROAD

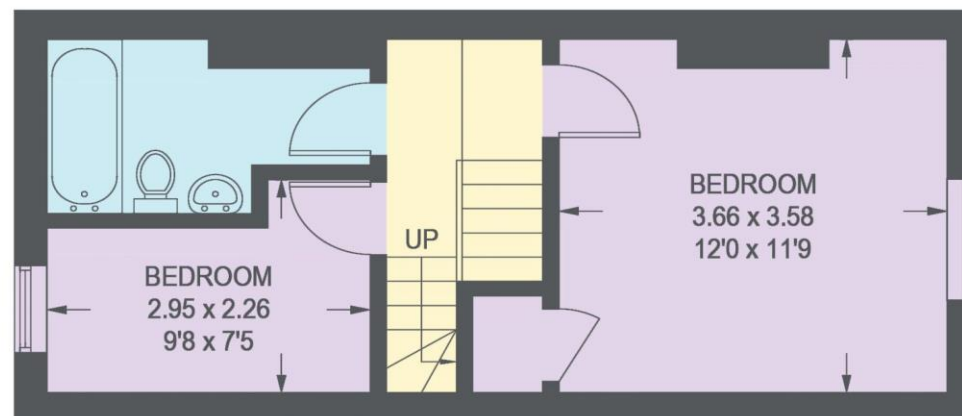
APPROXIMATE GROSS INTERNAL AREA = 80.5 SQ M / 866 SQ FT

BASEMENT = 14.6 SQ M / 157 SQ FT

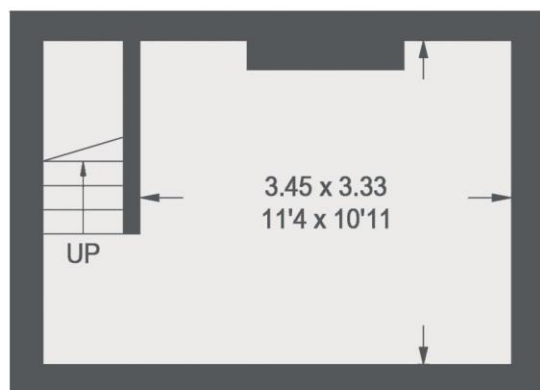
TOTAL = 95.1 SQ M / 1023 SQ FT



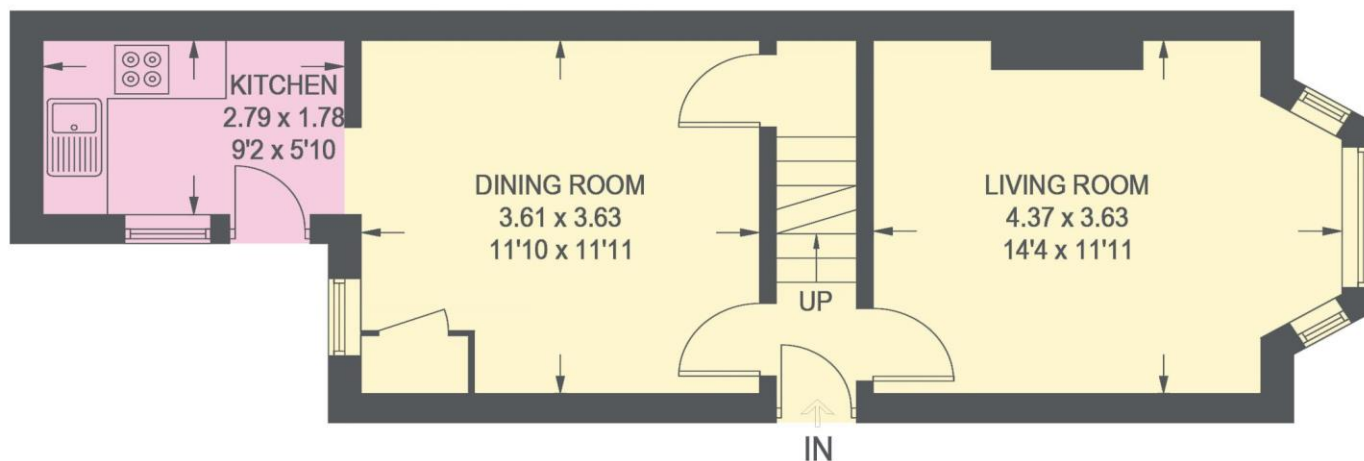
SECOND FLOOR
12.5 SQ M / 134 SQ FT



FIRST FLOOR
30.5 SQ M / 328 SQ FT



BASEMENT
14.6 SQ M / 157 SQ FT



GROUND FLOOR
37.5 SQ M / 404 SQ FT

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



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