



308 Abbey Lane, Beauchief, Sheffield, South Yorkshire, S8 0BX

Offers In The Region Of £425,000

Andersons are delighted to offer to the market this charming, detached bungalow located in the highly desirable suburb of Beauchief. Standing in a good sized, corner plot which benefits from two driveways, a garage and car port. The property benefits from gas central heating, uPVC double glazing and offers generous and versatile living accommodation with the scope to further develop and modernise.

Beauchief is a much sought after residential suburb. Just a short stroll to the areas of Millhouses and Woodseats which boast an array of independent cafes, bars, eateries, and a vibrant shopping scene.

Getting into Sheffield City Centre is easily done, either by car or on public transport. The area has always been a firm family favourite due to its highly regarded schooling for all age groups and excellent sporting and recreation facilities. The retail park off Abbey Lane has some well known high street names, a major supermarket, gym and fast food outlets. Being located so close to these vibrant areas doesn't mean that you need to miss out on nature or a place to relax. Local woodland and parks at Millhouses and Meersbrook are great areas to take walks and of course the Peak District National park is just on your doorstep.



Council Tax Band: E



Accommodation

Ground Floor

Entrance Porch

With single glazed timber arched doors and a tiled floor.

A glazed timber entrance door leads into,

Entrance Hall

Having a delft shelf, coving to the ceiling, a central heating radiator and access to all principle rooms.

Living Room

13'1" x 12'2"

A spacious, light and airy reception room which benefits from a front facing UPVC double glazed bay window and dual aspect UPVC double glazed windows to the side. both having central heating radiators below. There is a cornice and plaster detailing to the ceiling and an Adam style fireplace with marble effect back and hearth.

Dining Room/Bedroom Three

12'11" x 10'11"

Currently utilised as a formal dining room but previously used as a bedroom. With a front facing UPVC double glazed bay window, a central heating radiator, plaster detailing and coving to the ceiling.

Kitchen

14'7" x 9'6"

Fitted with a range of units, above and below roll top works surfaces which incorporates a one and a half bowl sink unit with mixer tap, a four ring ceramic hob and a double electric oven. There is a breakfast bar, tiled walls, a central heating

radiator, uPVC double glazed window with views onto the side garden and a useful pantry with shelf storage and plumbing for an automatic washing machine.

Bedroom One

12'0" x 9'9"

Having a side facing UPVC double glazed window, a central heating radiator and plaster detailing to the ceiling.

Dressing Area

8'9" x 8'9"

With a range of built-in bedroom furniture, including wardrobes, overhead storage and a vanity dressing table, a central heating radiator and a rear facing UPVC double glazed window.

Bedroom Two

9'11" x 9'10"

Having a side facing uPVC double glazed window with central heating radiator below, dado rail, plaster detailing to the ceiling and a range of built-in wardrobes.

Side Porch

13'0" x 4'0"

Having UPVC double glazing and a central heating radiator. This room provides access to useful storage cupboard which houses the valiant combination boiler and electrical consumer unit and utility meters.

Family Bathroom

6'3" x 8'5"

Fitted with a three piece suite which comprises of a panelled bath, a pedestal wash hand basin and separate shower cubicle with thermostatic shower. There are tiles to the walls, a side facing single glazed window and a central heating radiator.

Separate WC

With tiled walls, a rear facing UPVC double glazed window, a low flush WC and a wash handbasin.

Outside

The property stands in a fantastic level corner plot.

To the front of the property is a driveway which provides ample car standing space and in turn leads to a larger than average single garage. There is also a good sized lawned garden with well stocked floral and shrub beds. A privet archway leads to a paved patio and further lawn area to the side where there is further drive way accessed via wrought iron gates off Folds lane, this driveway leads to a covered carport.

To the rear of the property, there is an enclosed lawn garden with floral beds

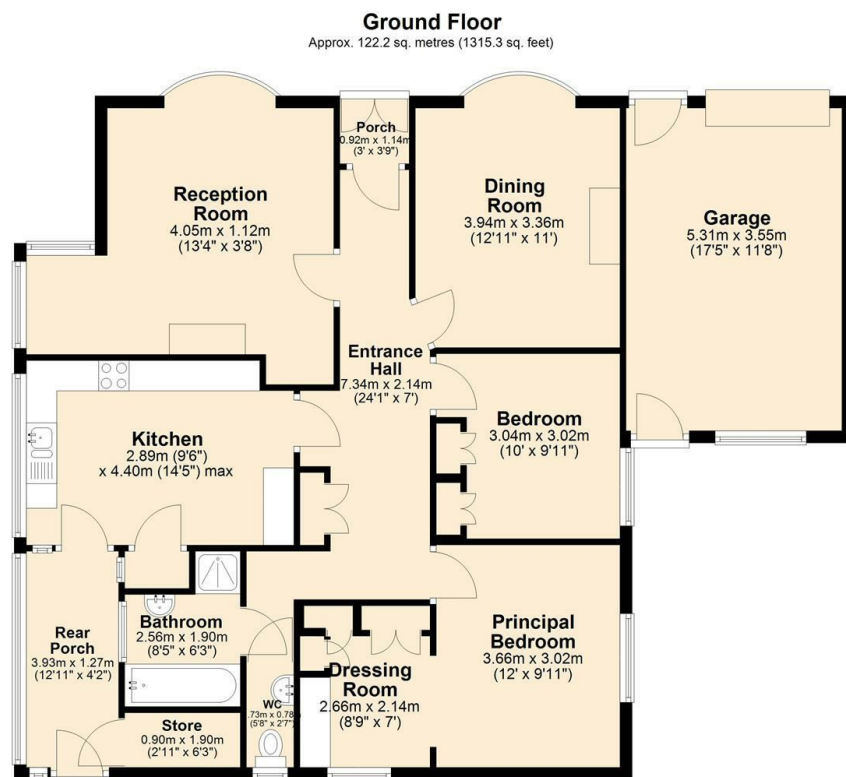
Garage

17'3" x 11'8"

Having a rear facing single glazed window and personal door along with the front facing personal door and up and over garage door the garage benefits from ample storage with power and light



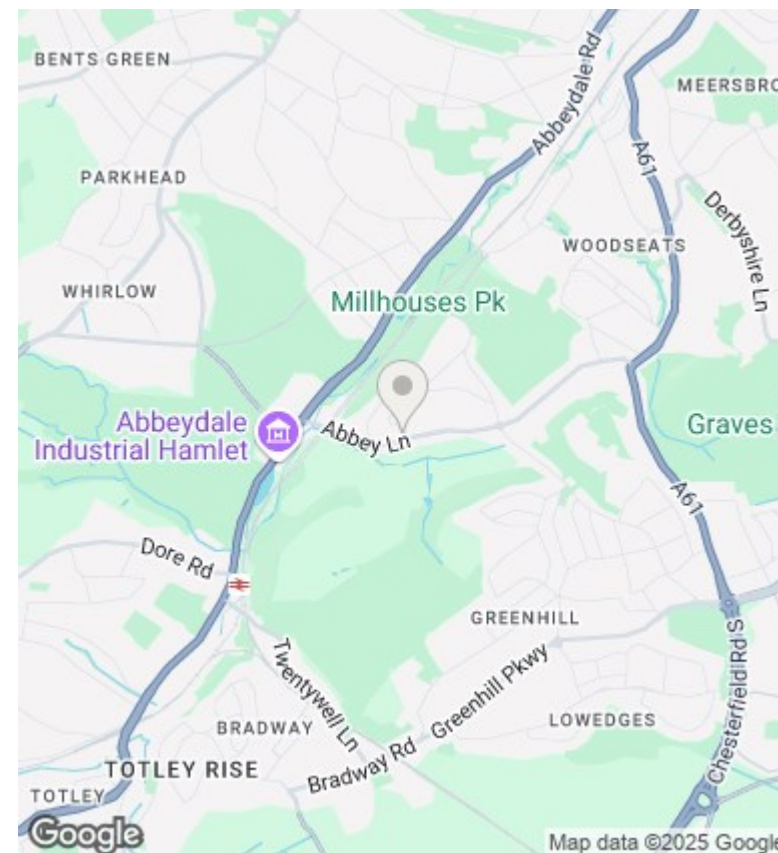




Total area: approx. 122.2 sq. metres (1315.3 sq. feet)

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		