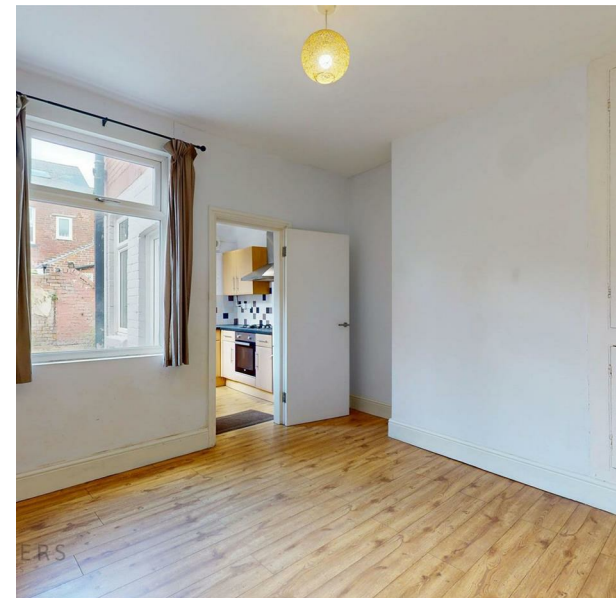


36 Plymouth Road, Abbeydale, Sheffield, S7 2DE  
£230,000

ARCHERS  
ESTATES



**36 Plymouth Road, Abbeydale, Sheffield, S7 2DE**

**£230,000**

**Council Tax Band: A**

A larger than average and well presented three bedroom double offshot mid-terraced home which is located just off Abbeydale Road and is ideal for first time buyers! Enjoying bright and spacious rooms over three levels, the property is situated within close proximity to a wealth of shops, cafes and amenities in this ever popular suburb and is well served by regular bus routes giving access to the universities, hospitals, city centre and the Peak District. With double glazing and gas central heating throughout, the property in brief comprises; side entrance hallway, lounge, dining room with cellar access and an offshot kitchen. To the first floor there is a landing area, two spacious bedrooms and an offshot bathroom. To the second floor there is a good sized attic bedroom. Outside, a shared passage leads to the rear where there is a spacious courtyard style garden. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer - call Archers Estates to book your visit today! Leasehold tenure, 673yrs remain on the lease. Ground rent is £2.25pa. Council tax band A.

### **Side Entrance Hallway**

Access to the property is gained through a side facing upvc entrance door which leads to the hallway. Having a staircase rising to the first floor and doors lead to the lounge and dining room.

### **Lounge**

A bright and spacious room which has a front facing upvc double glazed window and a radiator.

### **Dining Room**

Another spacious reception room which has a rear facing upvc double glazed window, radiator and useful storage cupboard. A door leads to the cellar head and the room opens to the offshot kitchen.

### **Cellar Head**

Steps descend to the cellar, which offers a good amount of storage.

### **Offshot Kitchen**

Having fitted wall and base units with a laminated worksurface incorporating a gas hob with extractor above. There is an integrated electric oven and space for a fridge freezer and washing machine. With tiled splashbacks to the walls, laminate flooring, a radiator, a side facing upvc double glazed window and a side facing upvc door to the outside.

### **First Floor Landing Area**

A staircase ascends from the hall and leads to the first floor landing area, which is larger than average and has internal windows to the second bedroom and a further staircase rising to the second floor.

### **Master Bedroom**

A good sized master bedroom which has a front facing upvc double glazed window, radiator and a walk in storage cupboard.

### **Bedroom Two**

The second bedroom is a spacious single sized room having a radiator and rear facing upvc double glazed window.

### **Offshot Bathroom**

Having a suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With tiled walls, a radiator, laminate flooring and a side facing upvc double glazed window.

### **Attic Bedroom Three**

A staircase ascends from the first floor landing and leads to the attic bedroom, which is larger than average and enjoys a dual aspect layout having a front facing velux window and rear facing upvc double glazed dormer window. With a radiator and ample space for bedroom furniture.

### **Outside**

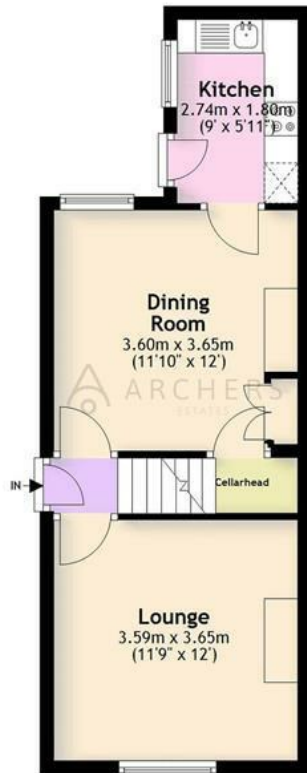
To the front of the property there is a small low maintenance area with hedging. A shared passage leads down the side of the property and gains access to the rear where there is a sizeable courtyard style garden with fencing, walls and a raised bed.



**Cellar**  
Approx. 14.0 sq. metres (151.0 sq. feet)



**Ground Floor**  
Approx. 35.1 sq. metres (378.0 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (377.3 sq. feet)



**Second Floor**  
Approx. 20.6 sq. metres (222.0 sq. feet)



Total area: approx. 104.8 sq. metres (1128.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG  
01142 683833  
info@archersestates.co.uk  
www.archersestates.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC