

145, Abbeydale Road South, Sheffield, S7 2QT

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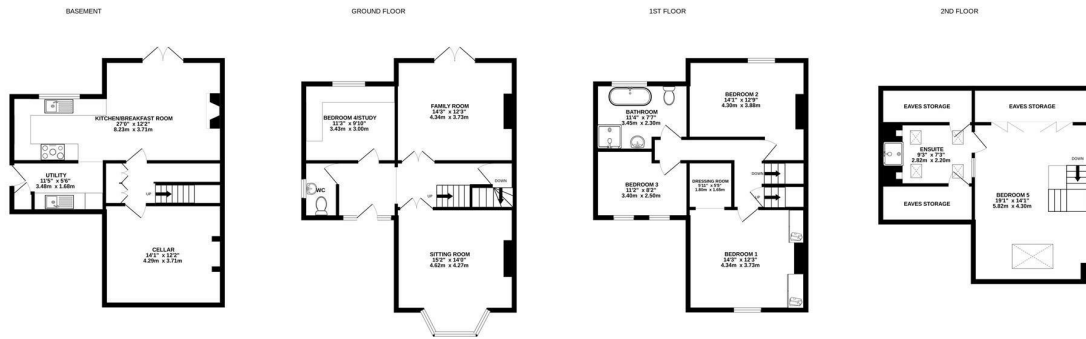
Description

A significantly extended four/five bedroom, stone built, Victorian semi detached villa with an excellent range of well presented accommodation that is situated over four floors. The balance of accommodation is quite superb, including two good reception rooms and a home office/fifth bedroom on the entrance level, a large, open plan dining kitchen, utility room and basement store on the lower floor and four good bedrooms and two luxurious bathrooms (one ensuite) on the first and second floors. Externally there is off road parking for two vehicles at the front of the house and a low maintenance rear garden at the rear that backs onto the River Sheaf. In the garden there is also a fun summerhouse which features circular seating set around a central firepit/BBQ area, ideal for entertaining. There are a number of original features still in place, including the open fire in the bay windowed sitting room and these blend sympathetically with the more modern fixtures and fittings that have been added in recent years. The property was extended to the side by the previous occupants and the current owners have subsequently increased the size of the home by taking this extension up by another two floors to include a much larger and quite luxurious family bathroom and double bedroom on the first floor and an ensuite shower room to the top floor. There is now an impressive 2422 square feet of accommodation on offer, which offers huge versatility in the way it could be used.

- Four/five double bedrooms including a versatile room that is currently utilised as a home office.
- Two lovely reception rooms, ideal for the family market, with an open fire in the cosy, bay windowed sitting room.
- Open plan dining kitchen on the lower ground floor with doors opening onto the garden.
- Utility room and useful storage cellar.
- Two bathrooms and a ground floor W.C, including a luxurious main bathroom and an ensuite to the top floor.
- Off road parking for at least two cars.
- Low maintenance rear garden with areas of astroturf, decking and a fun Summerhouse/Tikki Hut with seating set around a central firepit. The garden also features the pleasing sounds of the River Sheaf rushing past the bottom of the plot.
- Excellent location close to Dore and Totley Train Station, Millhouses Park, first class schooling and local shops at Millhouses.
- Gas central heating and majority double glazing.
- Freehold, Council Tax Band D and EPC Rating D66.



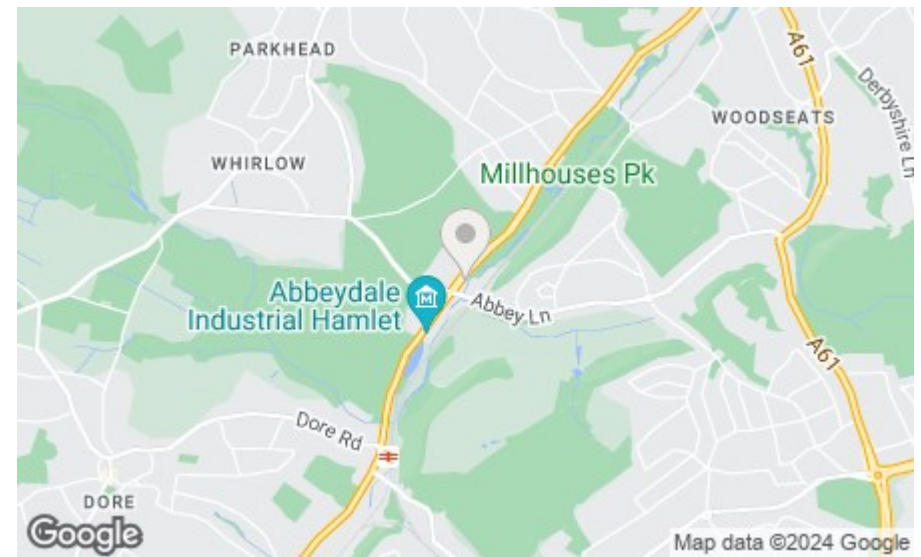




TOTAL FLOOR AREA : 2422sq.ft. (225.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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