

60, Archer Road, Sheffield, S8 0JT

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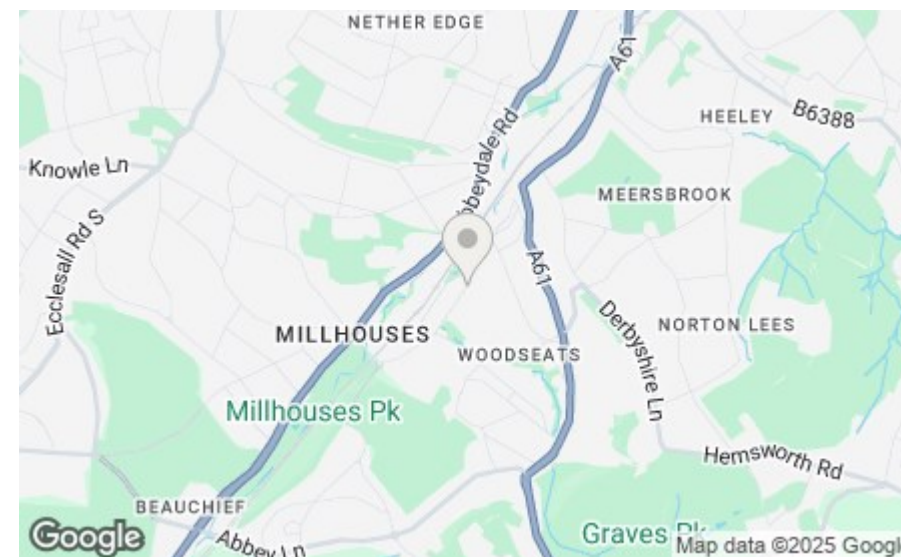
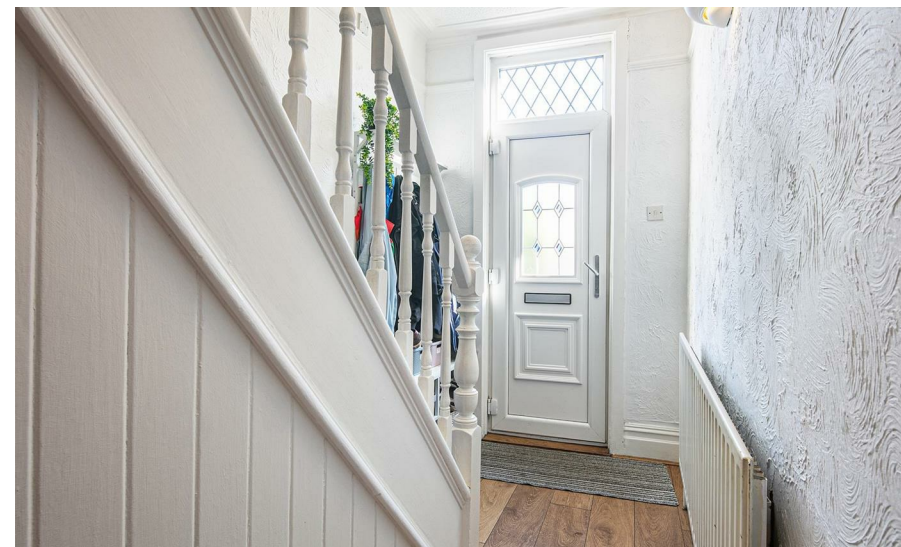
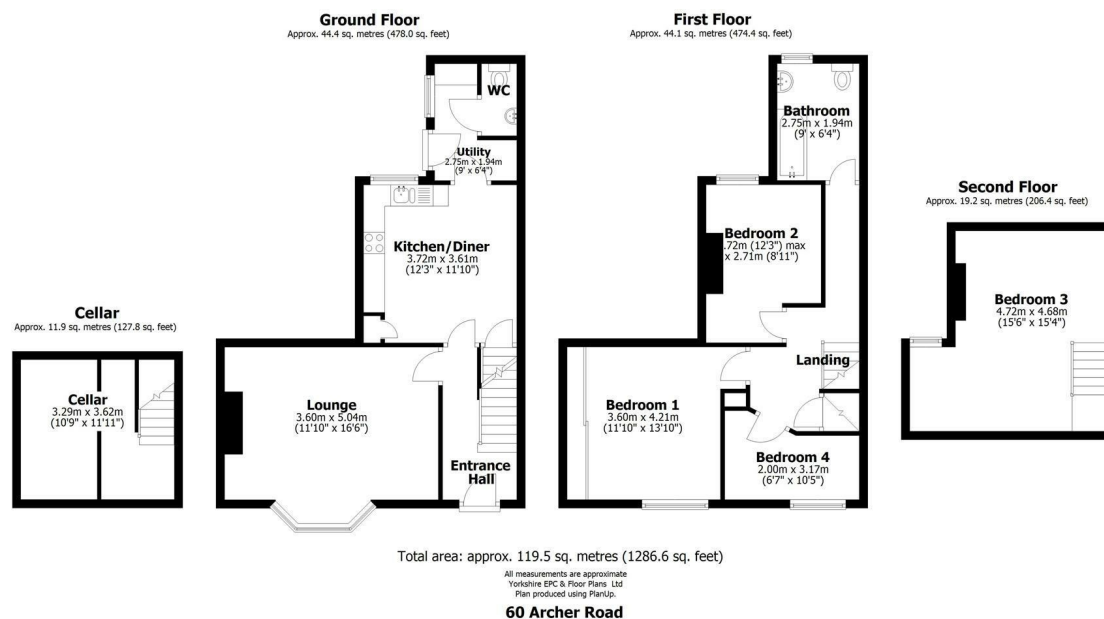
Description

A larger than average, end of terrace Edwardian family home that occupies a super location close to the excellent amenities found in Millhouses and running along Abbeydale Road. The property has a deceptively spacious range of accommodation that is situated over three floors to include four bedrooms that provide the flexibility for a home office if required and boasts modern fixtures and fittings in both the large, open plan kitchen and the luxurious bathroom. Although the garden is a little on the small side there is additional room to both the front and side and of course, Millhouses Park, with its renowned boating lake and superb sports facilities, is literally found around the corner and is always on hand. Abbeydale Road is one of the main arterial routes into the city centre and provides regular bus services along with a range of local, independent bars, cafes and restaurants that combine to make the area so popular. There are also a number of national supermarket chains and reputable schools found within a short walk, all negating the need for a car.

- Four bedrooms including three good doubles.
- Open plan dining kitchen with modern units.
- Large sitting room with bay window.
- Entrance hall, separate utility room/area and ground floor W.C.
- Modest, easily maintained rear garden with additional space to the front and side.
- Great location, close to national supermarkets and excellent local amenities on Abbeydale Road and Millhouses.
- In catchment for reputable schooling.
- 800 year lease from 1911 at an annual ground rent of 32.
- Gas central heating and UPVC double glazing.
- EPC rating D55 and Council Tax Band A.







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