33 Coniston Road, Abbeydale, Sheffield, S8 0UT

Saxton Mee

33 Coniston Road

Abbeydale

Offers Around

£210,000

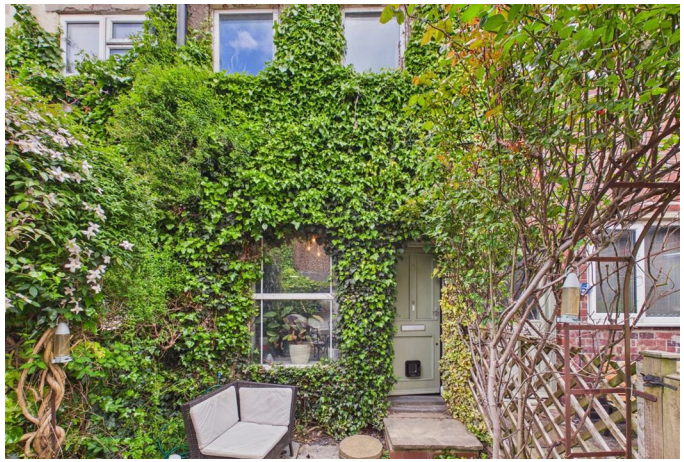
A charming deceptive two bedroom mid terrace property with additional large loft area situated on this popular road, in a great residential location, close to excellent amenities and having been sympathetically upgraded by the current owner.

Sitting room with feature fireplace and multi-fuel stove, well fitted dining kitchen extended into the pantry/cellar head. First Floor: double bedroom one with stripped floor, bedroom two and bathroom with full suite and shower. Second Floor: Loft area with Velux to front and rear (No Building Regulations so cannot be classed as a bedroom) Outside: to the rear, attractive courtyard area and garden, ideal for sitting out and summer barbecues.

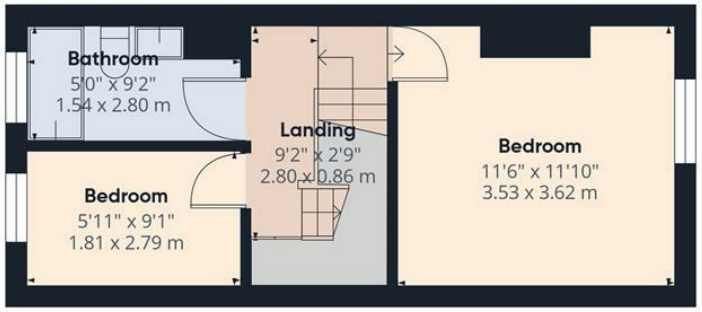
Very convenient for nearby shops, restaurants and nearby amenities.

- Fantastic Larger Style Two Bedroom Terrace
- Tastefully Upgraded by the Current Owner
- Very Popular Residential Area Near to Restaurants, Shops and Other Amenities
- Feature Fireplace to Sitting Room with Multi-Fuel Stove
- Ideally Suited to the First Time Buyer or Investment Property
- Attractively Decorated
- Extended Kitchen Area into the Cellar Head Area
- Large loft area with two Velux windows (No Building Regulations)
- Viewing: Banner Cross Office

MAKE ART
NOT WAR



Ground Floor



Floor 1

Floor 2

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Approximate total area(1)

724 ft²

67.3 m²

Reduced headroom

84 ft²

7.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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