





## 13 Coniston Road

Sheffield • South Yorkshire • S8 0UT

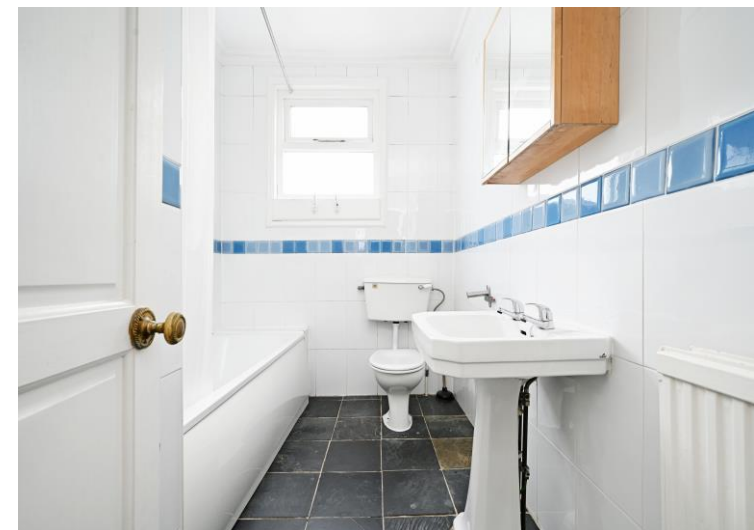
Guide Price £185,000 - £195,000

Located just off the ever-popular Abbeydale Road, this three-bedroom mid-terrace property enjoys a sought-after and convenient location close to a wide range of local amenities, cafés, shops and excellent transport links. The property has recently been redecorated throughout and benefits from newly fitted carpets, making it ready for immediate occupation. Offered to the market with no onward chain, it presents an ideal opportunity for first-time buyers or investors. Arranged over three levels, the ground floor comprises a fitted kitchen with space for a dining table, along with access to the cellar and an alternative rear door leading outside. To the front of the property is a cosy living room featuring a beautiful stone fireplace and a charming decorative vintage gas stove, creating a warm focal point to the space. The first floor offers a spacious front bedroom with a useful walk-in storage area ideal for hanging clothes. To the rear is a smaller single bedroom, perfect as a nursery, guest room or home office. Both rooms are presented in neutral décor with grey carpeting. The floor is served by a traditional white bathroom suite with a shower over the bath, complemented by contrasting tiled flooring and wall tiles. The second floor hosts a generous double bedroom with a rear-facing Velux window, providing a bright and flexible living space. There is also access to the eaves for additional storage. Externally, the property benefits from a rear courtyard with a paved seating area, enclosed by fencing for privacy. A brick-built outhouse provides useful additional storage. Coniston Road is ideally positioned just a short distance from the vibrant Abbeydale Road area, known for its independent eateries, bars and shops. The location also offers easy access to Sheffield city centre, nearby parks and green spaces, making it a highly desirable place to live.



- Attractive Mid Terrace in S8
- Located Just Off Abbeydale Road
- 3 Bedrooms & Modern Bathroom
- Light & Airy Dining Kitchen
- Cosy Living Room & Decorative Stove

- Ideal for First Time Buyers / Investors
- No Onward Chain
- Low Maintenance Courtyard
- Tenure TBC
- Council Tax Band A, EPC Rating D



# 13 CONISTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 79.5 SQ M / 856 SQ FT

CELLAR = 15.9 SQ M / 171 SQ FT

TOTAL = 95.4 SQ M / 1027 SQ FT

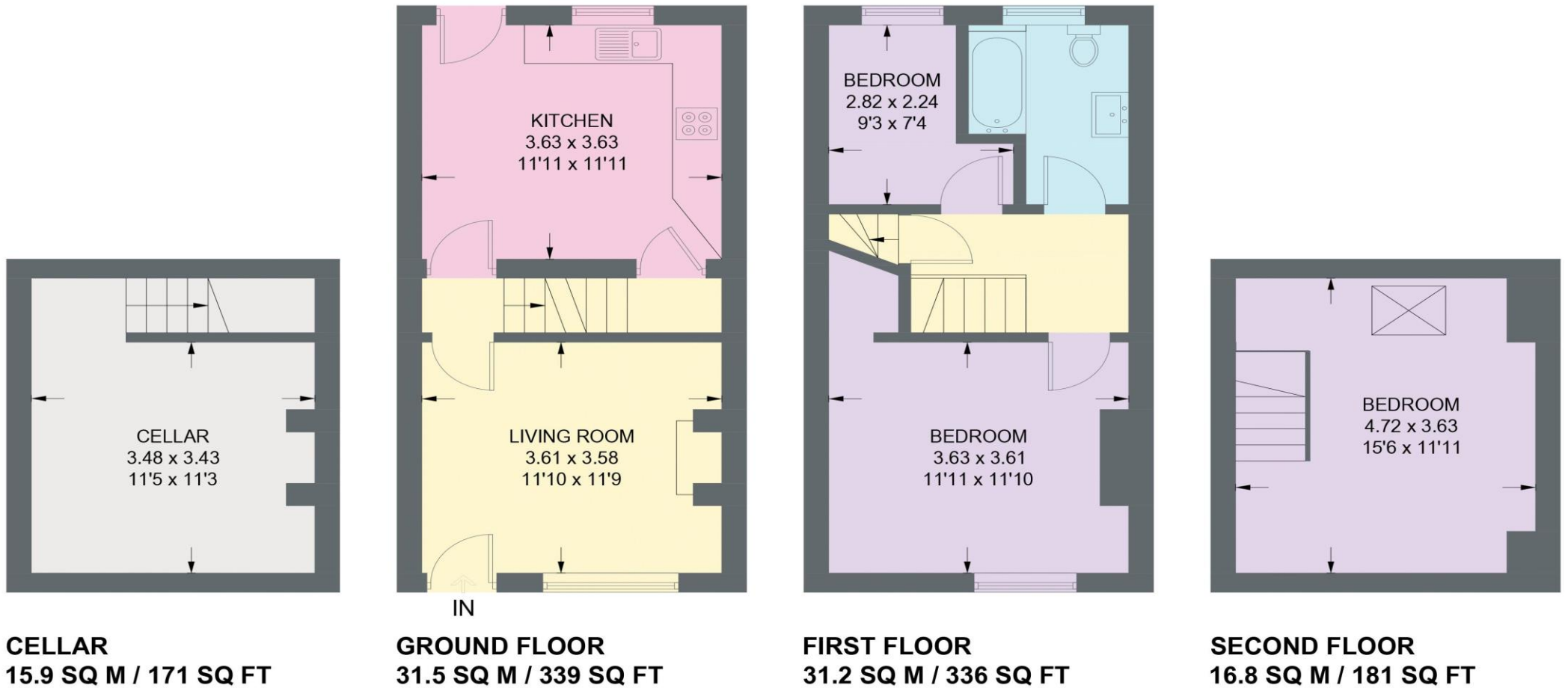


Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.