

FREEHOLD



House - Semi-Detached

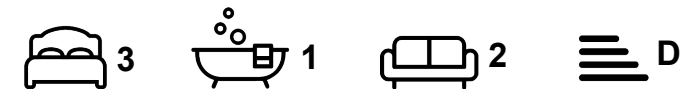
# FLORENCE ROAD, SHEFFIELD, S8

Guide price

**£300,000**

## FEATURES

- Fully refurbished throughout to a high standard, blending clean modern finishes with subtle period character
- Rare porch entrance adding practical and welcoming kerb appeal
- Impressive open plan kitchen diner forming the heart of the home
- Versatile upper floors with three/four bedroom flexibility, including a cleverly designed attic level with multiple uses



**HIGHGATES**  
SALES & LETTINGS

# 3 Bedroom House - Semi-Detached located in Sheffield

Guide Price £300,000 - £325,000

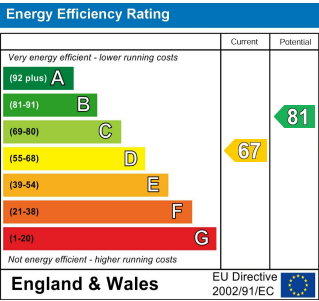
An exceptional and thoughtfully refurbished three/four bedroom house, positioned on one of the quieter and most desirable pockets of Woodseats, just off Abbey Lane.

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Council Tax Band  
**A**



TOTAL FLOOR AREA: 118.1 sq.m. (1271 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

