



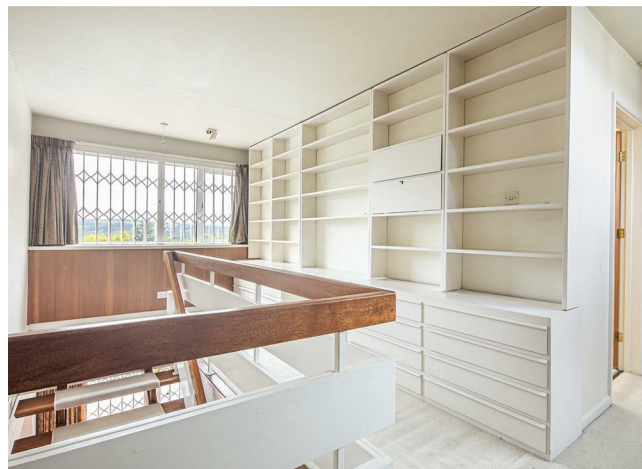
130, Abbey View Road, Sheffield, S8 8RH

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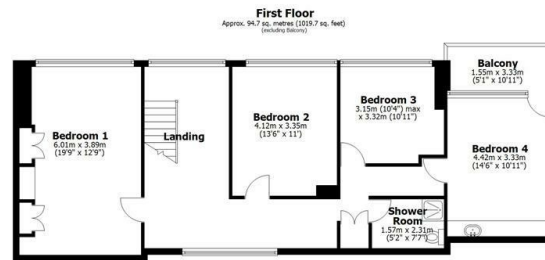
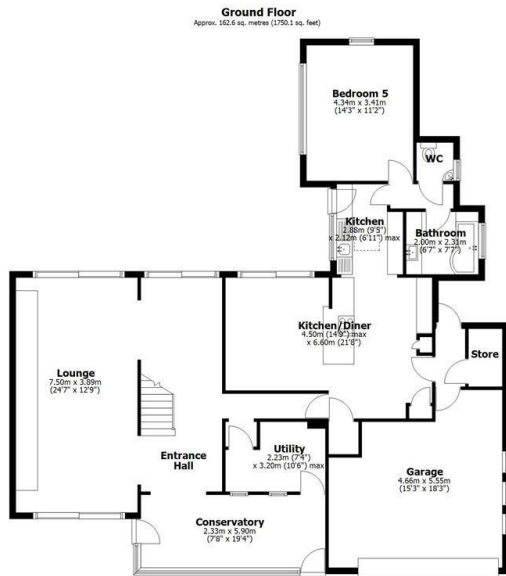
Description

A fantastic 1960's detached property that has been extended on the ground floor to provide a ground floor suite, perfect for dependent relatives. This attractive home features an elliptical dormer on the façade, a balcony that commands the fine rear views off one of the first floor bedrooms, plenty of reception space with gorgeous, polished timber floorboards and a generous plot which includes attractively planned and planted gardens to both the front and rear. There is also a block paved driveway providing off road parking for three or four cars and an integrated double garage. Norton Lees is also such a great place to live, the property is tucked away, towards the end of a quiet no through road, yet convenient for accessing the local run of shops, cafes and pubs that can be found on Derbyshire Lane. Sheffield's largest park, Graves Park, is also found within a short walk and offers opportunities for recreational pursuits, dog walks and has sports facilities including tennis courts. Further comprehensive amenities are found on Woodseats and the city centre can be approached via regular bus services at the top of the road. This large, detached, freehold property is available to buy with no onward chain and offers over 2769 square feet of accommodation that could be altered and refined to suit even the largest families requirements (subject to the necessary consents).

- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Five good bedrooms including a large principal room and a ground floor suite.
- Two bathrooms.
- Large lounge with stripped and stained floorboards and a further reception area to the side of the feature, open tread staircase.
- Spacious dining kitchen with defined cooking and dining areas.
- Conservatory/wide and welcoming reception hall.
- Utility room, balcony and separate storage room.
- Block paved driveway for several cars and an integrated double garage.
- Generous plot including pretty gardens to the front and rear with a separate terrace.
- Warm air gas central heating and majority double glazing combine to create an EPC rating of D56.



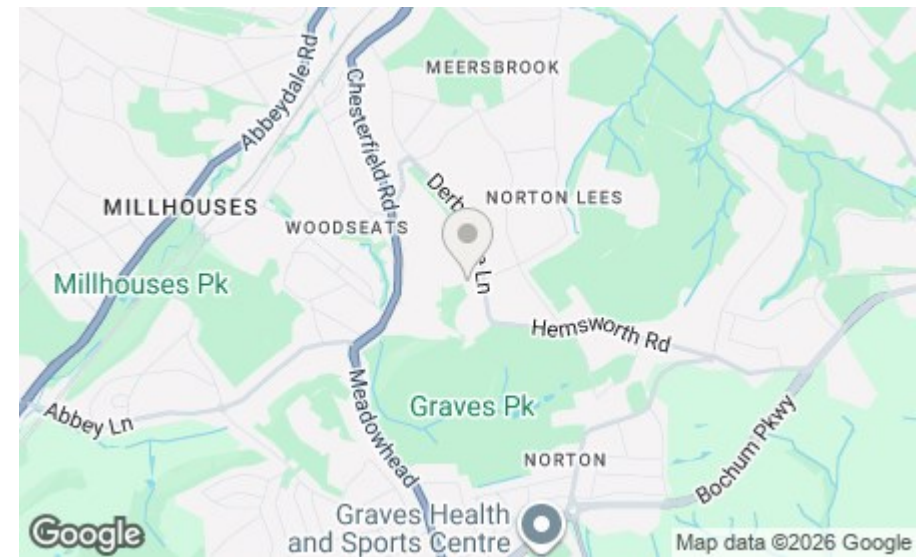




Total area: approx. 257.3 sq. metres (2769.7 sq. feet)

All measurements are approximate.
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanIt.

130 Abbey View Road



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