







39 Plymouth Road

Abbeydale • Sheffield • S7 2DE

Guide Price £240,000 – £250,000

Located in the popular area of Abbeydale, this deceptively spacious three-bedroom mid-terrace home offers stylish accommodation across three floors and is within walking distance of a wide range of local amenities. Beautifully presented throughout, the property benefits from gas central heating via a combination boiler, double glazing, recently fitted carpets, and new composite front and rear doors. The welcoming bay-fronted lounge features a charming fireplace with decorative tiling, an ornate wooden surround, and slate hearth, creating a cosy living space. To the rear, the dining room overlooks the garden and provides flexible living accommodation with access to the cellar. The adjoining off-shot kitchen is fitted with contemporary two-tone units, wood-effect worktops, brass handles, and laminate flooring. The first floor comprises two well-presented bedrooms, including a generous front-facing double bedroom with built-in storage, alongside a smaller bedroom or nursery overlooking the rear garden. The modern bathroom is fitted with a three-piece white suite, rainfall shower, chrome heated towel rail, and attractive sea-green brick-style tiling. A staircase rises to the second floor, where an impressive main bedroom offers a spacious retreat complete with a dormer window, neutral décor, bold feature wall, and access to the eaves, currently utilised as office space. Externally, a shared passageway leads to a beautifully landscaped rear garden featuring a stone patio, raised lawn, sleeper flower beds with colourful planting, trellis detailing, exposed brickwork, and panel fencing, an ideal outdoor space for relaxing or entertaining. Situated on Plymouth Road, the property is perfectly placed for the excellent amenities of Abbeydale Road, known for its thriving café culture, independent shops, and restaurants. The location also offers convenient access to local schools including Mercia School, the city centre, train station, universities, hospitals, motorway links, and the Peak District National Park.





- Deceptively Spacious Terraced Property
- Stylishly Presented Throughout
- Accommodation Over 3 Floors
- Light & Airy Open Plan Dining Kitchen
- Cosy Lounge & Feature Fireplace

- 3 Good Sized Bedrooms
- Close to Abbeydale Road, S7
- Attractive Rear Garden
- Leasehold Term 800 years from 1898. £1.99pa
- Council Tax Band A, EPC Rating D





39 PLYMOUTH ROAD

APPROXIMATE GROSS INTERNAL AREA = 78.6 SQ M / 846 SQ FT
(EXCLUDING CELLAR)

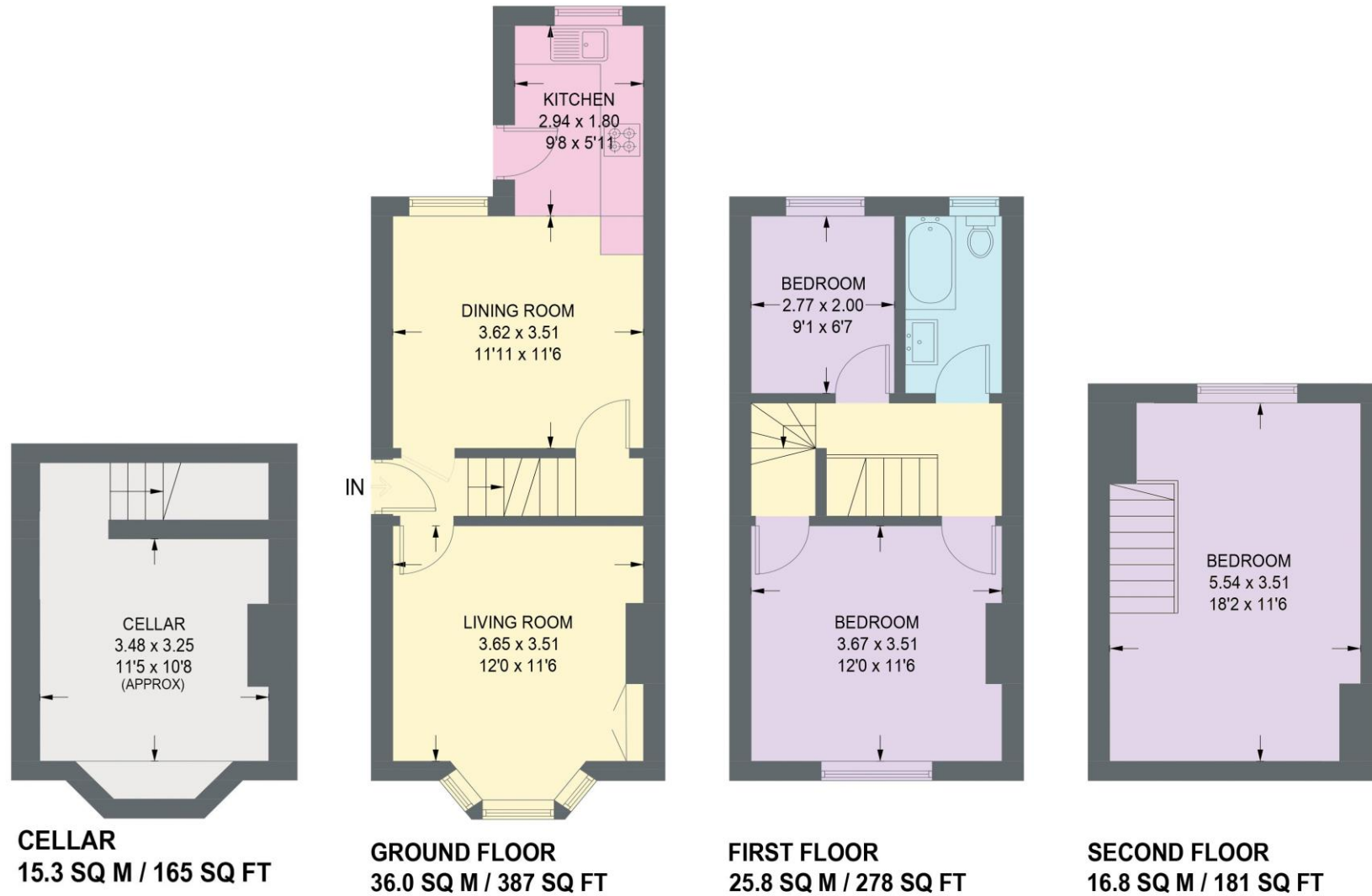


Illustration for identification purposes only,
measurements are approximate, not to scale.

