

EADON
LOCKWOOD
& RIDDLE
ESTD 1840

272, Abbey Lane, Sheffield, S8 0BW

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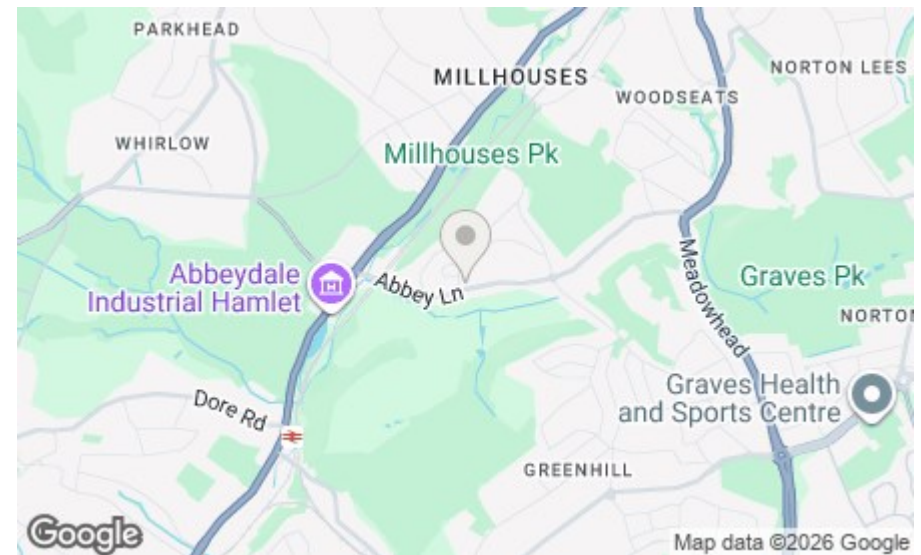
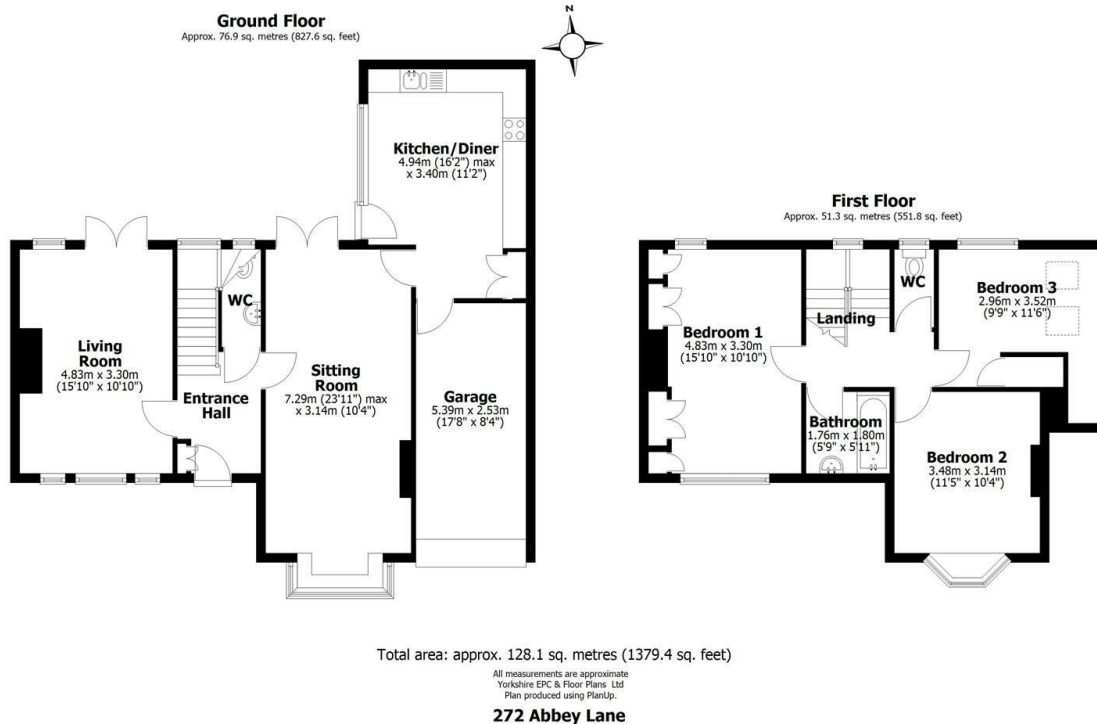
Description

A very attractive property that offers over 1379 square feet of well presented accommodation over two floors. The property is available with no onward chain and has been a much loved home in recent years with an attention to detail throughout. Notable features include the original fireplaces, original Oak seat in the bay of the sitting room, a bespoke Oak cloaks storage unit in the ground floor cloakroom/W.C and a new Worcester Bosch Greenstar 24Ri boiler fitted in 2023 with the central heating system being Magna Cleanse flushed. Externally the property has also been well maintained with recent roof reconditioning, chimneys and ridge tiles being repointed and new lead flashing between the extension and main house in 2025. The gardens are beautifully presented and include a lawn at the front and mature Acers in the low maintenance, smaller rear garden which also features a modern, octagonal red cedar greenhouse, shed, deck and terrace. This run of attractive 1930's properties have always been highly regarded and attract a lot of interest when they come to the market and an early viewing is highly recommended.

- Three double bedrooms.
- Living room with fireplace and French windows opening onto the rear garden.
- Large sitting room with a bay window, fireplace, solid Oak flooring and French windows opening onto the garden.
- Extended breakfast kitchen with access to the integrated garage.
- Smart, block paved driveway leading to the garage which features an Everest electric sectional garage door.
- Attractively planned and presented gardens to both the front and rear. The front being lawned and south facing while the more modest, rear garden is low maintenance and features a deck and terrace.
- Everest double and secondary glazing. Timber at the front fitted in 2019 and UPVC at the rear fitted in 2024. Original Crittall character window retained.
- Bathroom with quality sanitaryware by Hansgrohe & Keuco, separate W.C and separate, ground floor W.C cloakroom with bespoke cloaks unit.
- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Council Tax Band D, 800 year lease from 1932 at an annual ground rent of £7.10 and an EPC rating of E48.







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