



### Vendors Comments

Fantastic neighbours on both sides and a nice quiet cul-de-sac. Close to a great range of sporting clubs and a top school.  
 Not overlooked on back garden and it's a suntrap.  
 Dore cafe is lovely and the house is very close to the Peak District and Dore & Totley railway station with direct trains to Sheffield and Manchester Piccadilly.

### Viewings

Viewings by arrangement only.  
 Call 0114 4830038 to make an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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### 25 Abbeydale Park Crescent, Sheffield, S17 3PA

Asking price £575,000

- Four bed semi detached
- Quiet cul-de-sac location
- Large utility
- Downstairs shower room
- Modern and welcoming styling
- Fantastic views to the rear over Rugby fields
- Extended open plan living space
- Accommodation over 3 floors
- Elevated paved garden area
- Granite worktops to the kitchen

# 25 Abbeydale Park Crescent, Sheffield S17 3PA

EXTENDED four-bedroom semi-detached family home on QUIET CUL-DE-SAC LOCATION. Located in Dore, with its excellent primary and secondary schools, this beautifully extended family home offers generous and versatile living space, perfect for modern family life. The property features a spacious lounge ideal for relaxing and entertaining, along with a stunning extended kitchen and dining area that forms the heart of the home, providing plenty of space for cooking, dining, socialising and taking advantage of views of the garden from the BIFOLD DOORS. The ground floor also benefits from a convenient downstairs WC, granite worktops to the kitchen and an additional bedroom, offering flexibility for guests, a home office, or hobbies room. Upstairs the property provides two well-proportioned bedrooms, a single bedroom, modern family bathroom plus a CONVERTED ATTIC ROOM, creating extra living space that can serve as a private retreat, workspace, or additional bedroom. Externally, the home is equipped with SOLAR PANELS, helping to improve energy efficiency and reduce running costs. The property is close to Dore & Totley train station with its regular service to Sheffield and Manchester Picadilly, shopping facilities at Dore and Totley and easy access to the Peak District. This fantastic property combines spacious living areas with practical features, making it an ideal home for growing families and needs to be viewed to be fully appreciated!



Council Tax Band: D

