





52 Plymouth Road

Abbeydale • Sheffield • S7 2DE

Guide Price £190,000 - £205,000

A spacious 3-bedroom mid terraced property located in Abbeydale, within walking distance of a range of shops and amenities. Light and airy accommodation arranged over 3 floors, requiring general updating. Benefits from combination gas central heating, double glazing, and an enclosed rear courtyard. No chain. There is a spacious bay fronted lounge with a period feature fireplace and decorative tiled hearth. A flexible living space/ dining area overlooks the courtyard and provides cellar access. The off-shot kitchen is fitted with a range of matching units and incorporates an integrated oven and electric hob, along with space for further freestanding appliances. Rear door access to the garden. The first floor has a generously proportioned double bedroom with walk-in storage, utilising the under-stairs space, and a period fireplace. A smaller second bedroom is located at the rear and is ideal for a child or home office. The bathroom has a 3-piece white suite, overhead shower, and chrome heated towel rail. Stairs rise to the second floor creating a further double bedroom with storage within the eaves. Accessed via a communal passageway is an enclosed rear courtyard laid with attractive stone, panelled fencing, and outdoor storage. Plymouth Road is ideally placed for local shops and amenities on Abbeydale Road, including a growing café culture, local schools including the new Mercia School, along with access to the city centre, train stations, motorway, universities, hospitals and the Peak District.



- Brick Bay Windowed Terrace House
- Light & Airy Accommodation Over 3 Floors
- 3 Bedrooms
- Needs General Updating
- 2 Good Sized Receptions Rooms
- Off-Shot Kitchen
- Enclosed Rear Courtyard
- Double Glazing & Combination Heating
- Leasehold 800 Years from 25/03/1898 £7.71pa
- Council Tax Band A, EPC Rating E

52 PLYMOUTH ROAD

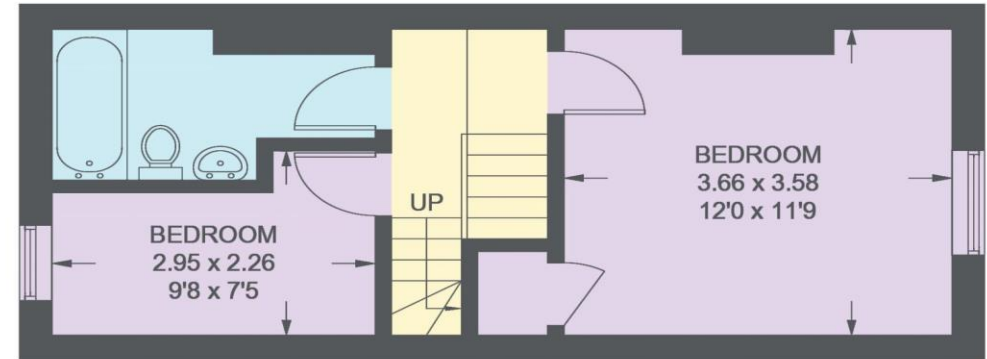
APPROXIMATE GROSS INTERNAL AREA = 80.5 SQ M / 866 SQ FT

BASEMENT = 14.6 SQ M / 157 SQ FT

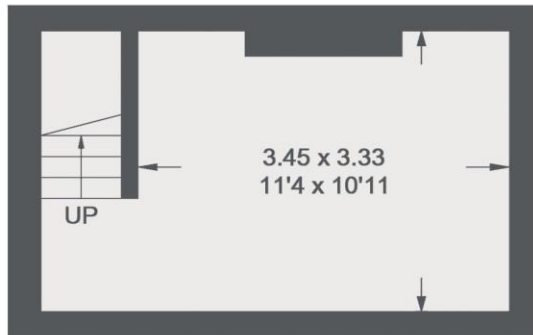
TOTAL = 95.1 SQ M / 1023 SQ FT



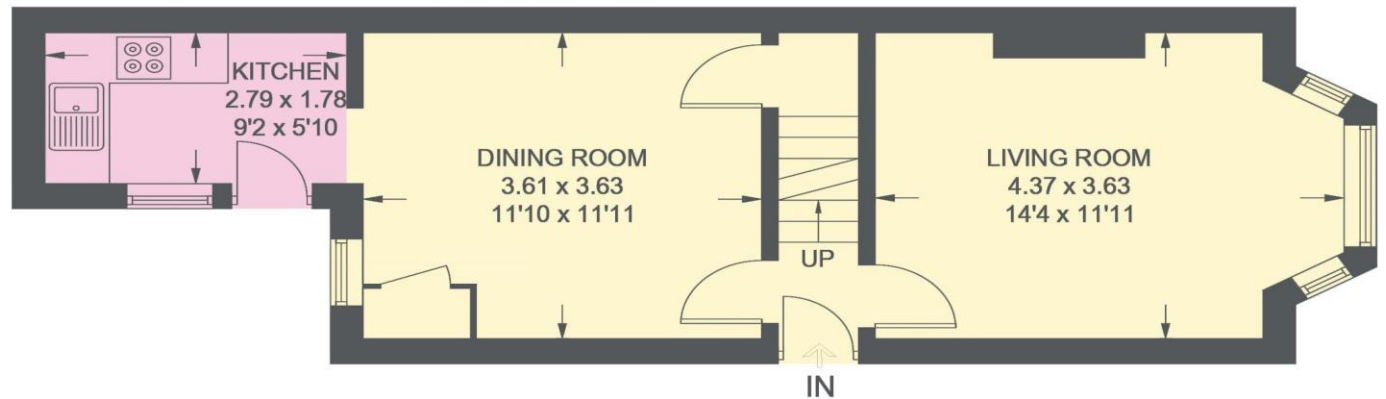
SECOND FLOOR
12.5 SQ M / 134 SQ FT



FIRST FLOOR
30.5 SQ M / 328 SQ FT



BASEMENT
14.6 SQ M / 157 SQ FT



GROUND FLOOR
37.5 SQ M / 404 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.