

EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840



612 Abbey Lane  
Whirlow, Sheffield, S11 9NA  
Price Guide £795,000



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# 612 Abbey Lane



## Description

Enjoying a very desirable position, adjoining the picturesque woodland, which adds a certain bucolic charm to the convenience of living in this affluent neighbourhood. This super 1920's family home is located on a generous plot, back from the road, with beautiful gardens and offers over 1978 square feet of accommodation over two floors and offers the next owner the potential to extend further via the large loft or to the rear (subject to regs). The property falls into catchment for first class local schooling and is available with no onward chain.

- Four good bedrooms including three doubles and a large single.
- Sitting room overlooking the lovely rear garden.
- Spacious breakfast kitchen overlooking the rear garden.
- Off road parking for several cars and a double garage.
- EPC rating D58, Freehold, Council Tax Band G.
- Two bathrooms and two separate W.C's (one on the ground floor).
- Living room/dining room.
- Wide and welcoming reception hallway with porch.
- Gorgeous gardens to the rear including a terrace and lawn, backing onto the woods.
- ELR Premium sale - Buyers fees of £595 including VAT will apply.

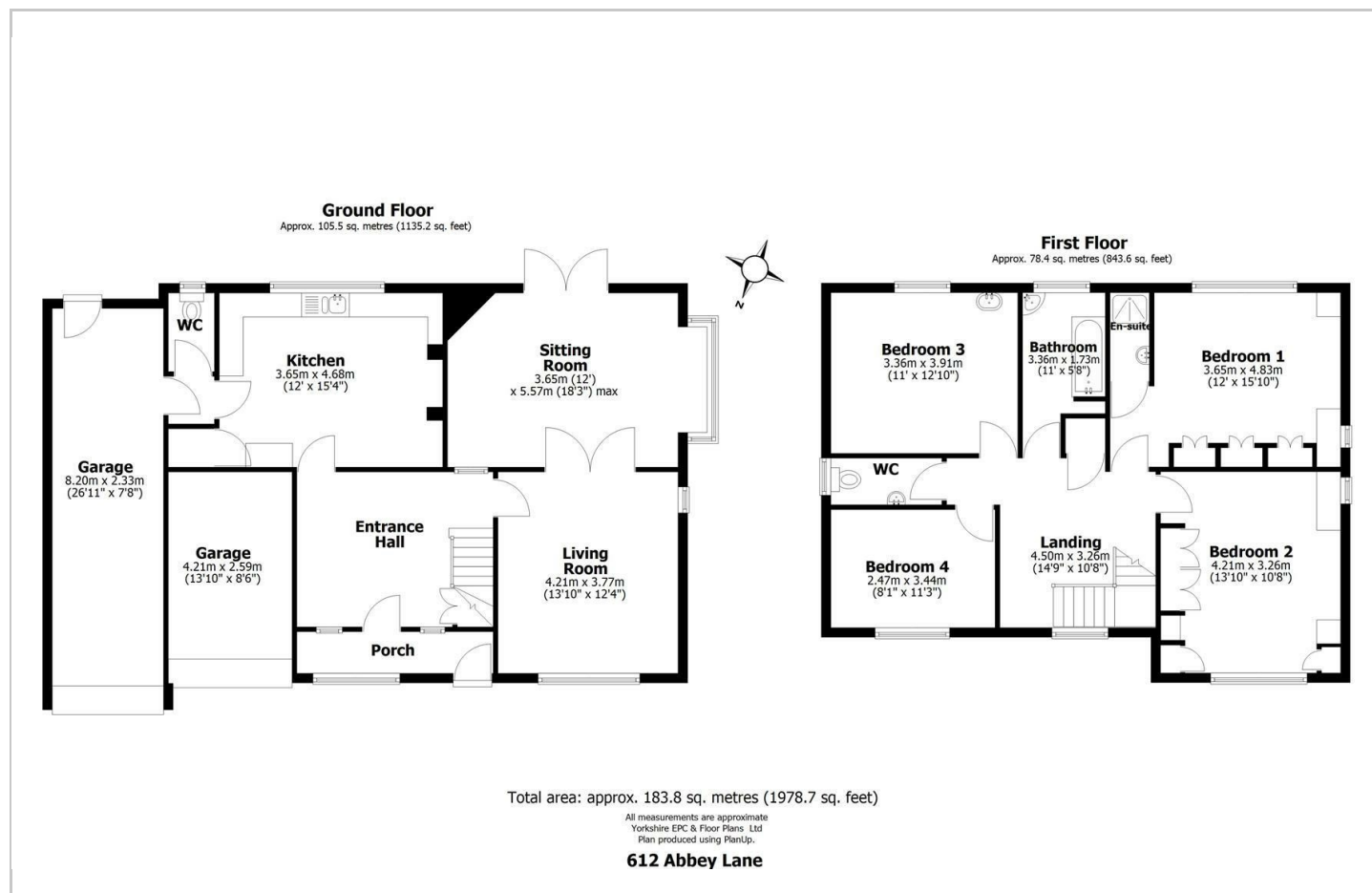




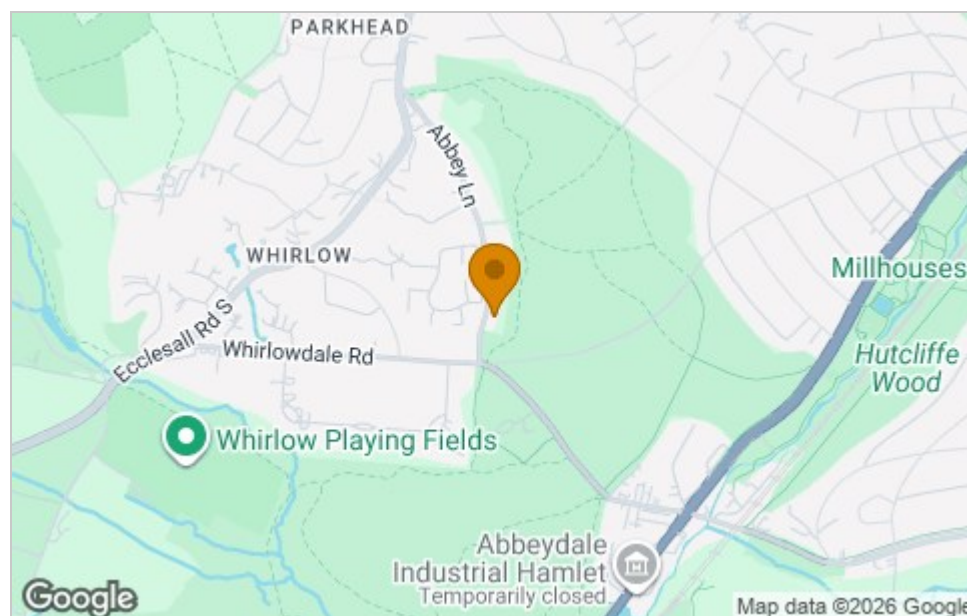




## Floor Plan



## Area Map



## Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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### Energy Efficiency Graph

