



274 Abbey Lane, Beauchief, Sheffield, S8 0BW



274 Abbey Lane

Beauchief

£480,000

GUIDE PRICE £480,000-£500,000

Offered to the market with no chain is this larger than average, stone fronted three bedroom semi-detached home located on a very sought after part of Abbey Lane with unrivalled views towards Beauchief Golf Course and Beauchief Abbey.

The accommodation briefly comprises: A welcoming entrance hallway. Lounge to the right with central fireplace and surround. Separate dining room. Spacious fitted kitchen with a range of wall, drawer and base units with integrated oven and hob. Large pantry. To the first floor are three very good sized bedrooms and a modern shower room with wash hand basin. Separate W.C. There is further potential to convert the loft space subject to the relevant planning and building consents.

Outside there is a large mature garden with lawn and established borders to the front providing a delightful approach and set back from the road. A driveway provides ample off street parking and leading to the garage with power and light. To the rear is a fully enclosed, mature garden with lawn and giving access to two useful outdoor stores.



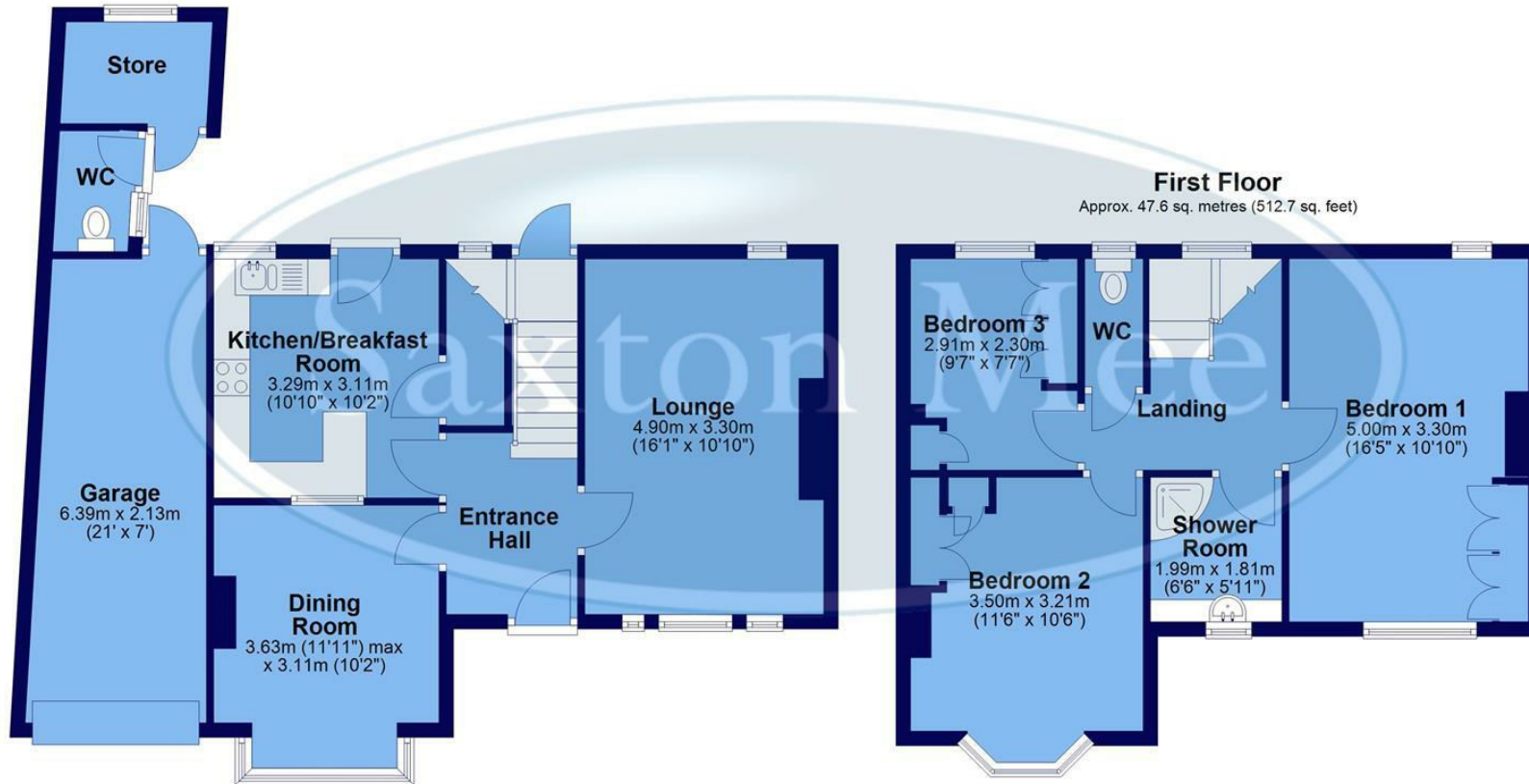
- Recently Installed New Roof
- Sought After Location
- Unrivalled Views Towards Beauchief Abbey & Golf Course
- Excellent Schools Close By
- Within Easy Reach Of Local Amenities And Transport Links
- No Onward Chain
- Early Viewing Advised
- EPC Rating: D / Council Tax: Band D
- Tenure: Leasehold
- Viewing Via Banner Cross Office





Ground Floor

Main area: approx. 47.0 sq. metres (506.4 sq. feet)
Plus garages, approx. 14.8 sq. metres (159.2 sq. feet)



Main area: Approx. 94.7 sq. metres (1019.2 sq. feet)

Plus garages, approx. 14.8 sq. metres (159.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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