

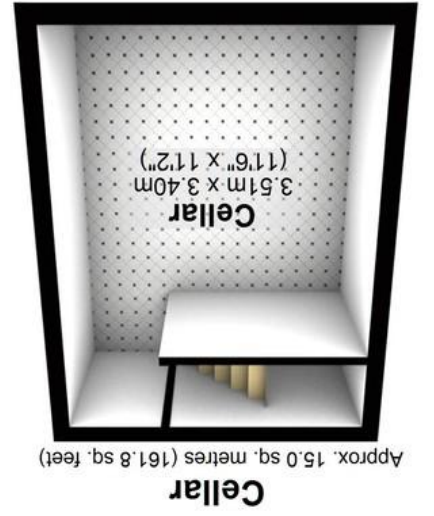
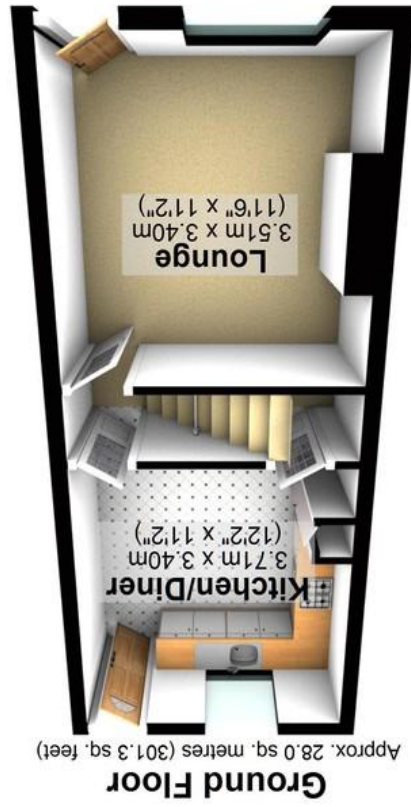
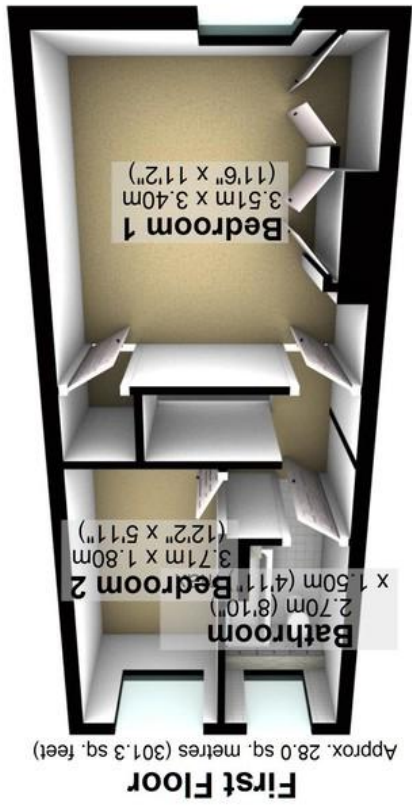
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating	
Potential	Current
87	65
Very energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 71.0 sq. metres (764.5 sq. feet)





30 Buttermere Road | Abbeydale | Sheffield | S7 2AY Property Tenure: Leasehold

Quietly tucked away on this little known and in the very heart of ultra fashionable Abbeydale is this superb, two bedroomed, mid, Victorian terraced property. Pitch perfect for the professional couple or first time buyer number 30 offers a light and spacious feel across two floors together with sizeable rear garden and easy on road parking to the front. With a modern breakfasting kitchen to the rear, smartly finished front lounge and two good sized bedrooms along with neutral bathroom its easy to say that viewing is advised to do full justice. Located close to numerous local amenities being just a short stroll that offer an array of independent cafes, eateries and public transport links, central Sheffield is also close as is Millhouses park and of course The Peak District is on the door step.



- PROPERTY FEATURES**
- TWO BEDROOMED VICTORIAN TERRACED
 - EASY ON ROAD PARKING TO THE FRONT
 - REAR GARDEN
 - HEART OF ULTRA POPULAR ABBEYDALE
 - EASY ACCESS TO NUMEROUS LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS
 - PERFECT FOR THE FIRST TIME BUYER OR PROFESSIONAL COUPLE
 - VIEWING ADVISED TO DO FULL JUSTICE
 - QUIET TUCKED AWAY ROAD YET CLOSE TO THE ACTION
 - SPACIOUS AND LIGHT ACCOMMODATION ACROSS TWO FLOORS
 - LEASEHOLD WITH 673 YEARS LEFT COUNCIL TAX BAND A

