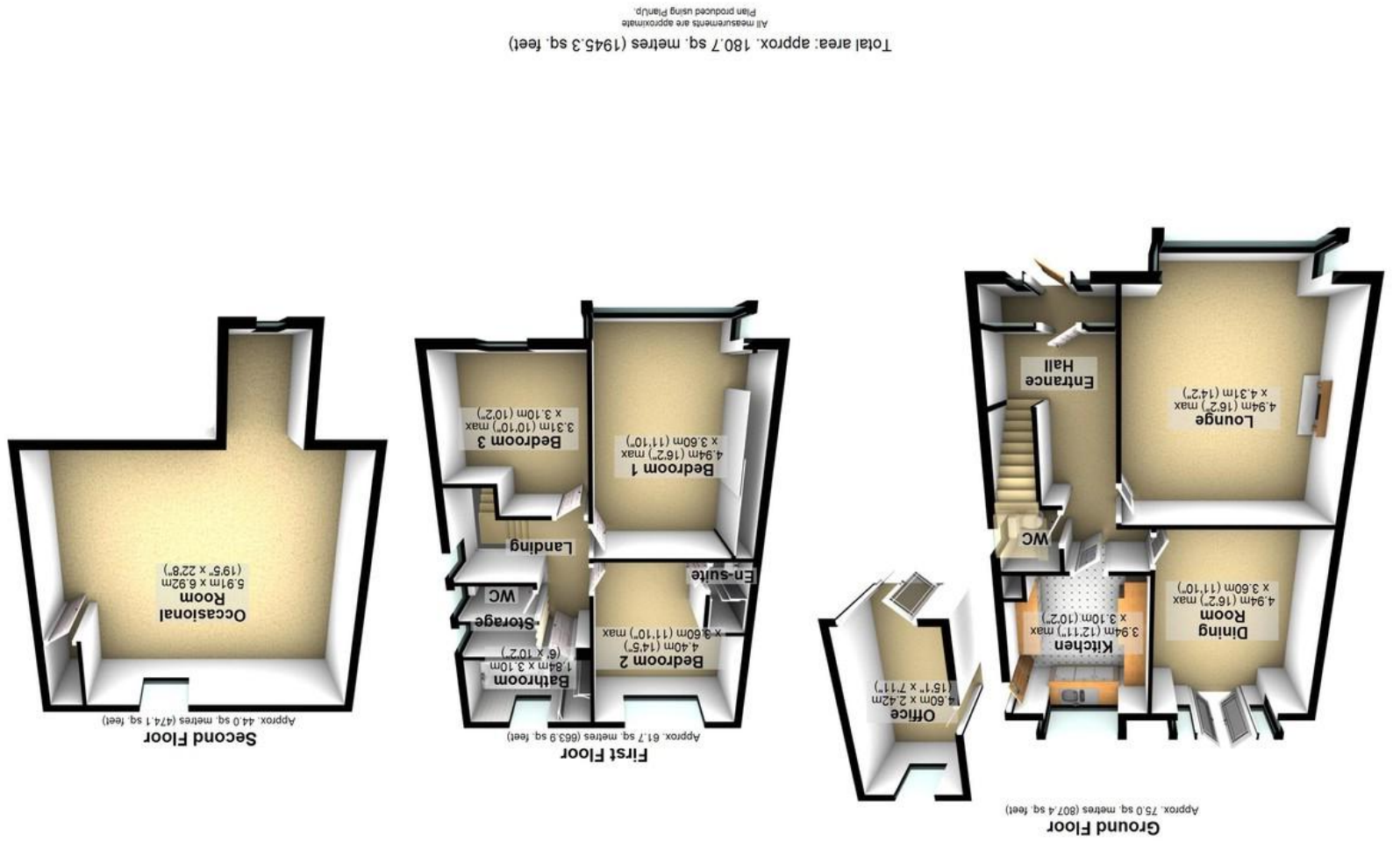
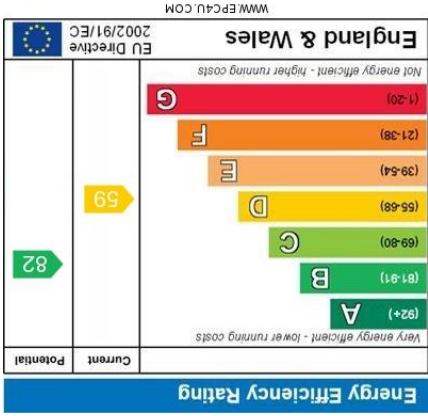


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.





196 Abbeydale Road South | Beauchief | Sheffield | S7 2QU

Property Tenure: Freehold

An absolutely outstanding, immaculately presented and super deceptive three/four double bedroomed, two bathroomed, double bay windowed, stone fronted, detached family home. Standing in this elevated position and set back from the road ensuring privacy along with a fabulous rear and private large family garden. Having a recently converted garage that is now used as a purpose built work from office, number 196 is perfect for the growing family market looking for a forever family home. With accommodation currently on two/three floors that total an impressive 1,954 sq feet, there is also plenty of potential on offer to fully convert the existing loft (subject to planning) if required to create additional beds. Located within the very heart of ultra popular residential suburb of Beauchief within a short stroll of Ecclesall woods, Dore and Totley train station, numerous local amenities are on hand, well regarded schooling catchments are on offer and not forgetting The Peak District is right next door



PROPERTY FEATURES

- FABULOUS THREE DOUBLE BEDROOMED STONE FRONTED DETACHED
- ELEVATED POSITION ENSURING PRIVACY
- LARGE REAR AND PRIVATE GARDEN
- ECCLESALL WOODS A SHORT STROLL
- HEART OF ULTRA POPULAR BEAUCHIEF
- WELL REGARDED SCHOOLING CATCHMENTS
- PERFECT FOR THE GROWING FAMILY MARKET
- POTENTIAL TO EXTEND TO THE LOFT IF REQUIRED TO EXTEND TO THE REAR AND FULLY CONVERT THE LOFT
- PURPOSE BUILT WORK FROM OFFICE
- FREEHOLD COUNCIL TAX BAND F £2,966.64 PA

GUIDE PRICE £575,000-£595,000

