

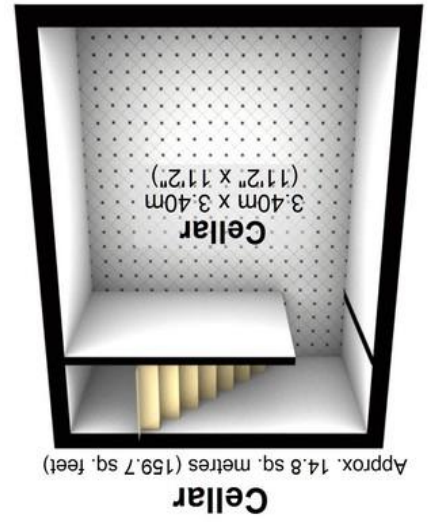
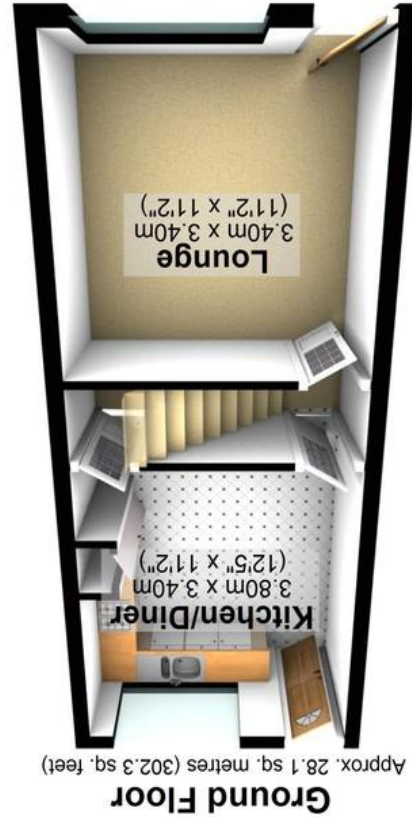
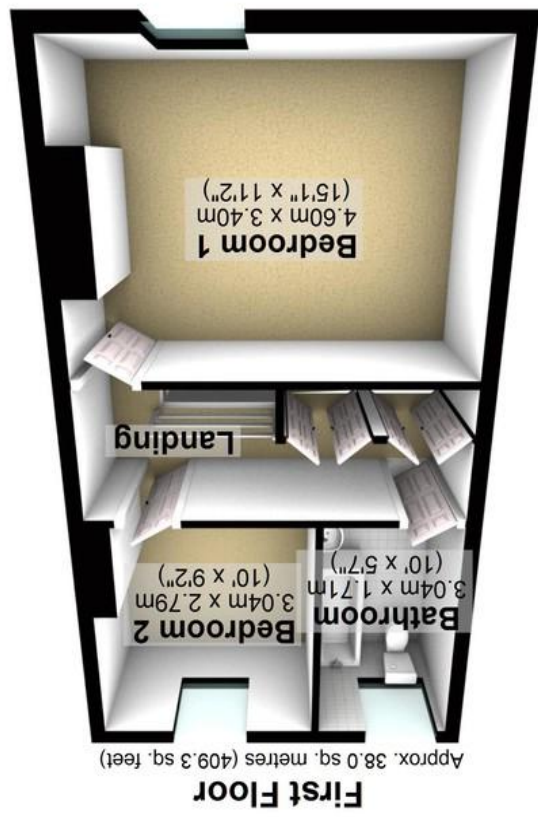
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	67
Potential	86

Total area: approx. 81.0 sq. metres (871.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.







4 Buttermere Road | Abbeydale | Sheffield | S7 2AY

Property Tenure: Freehold

Offering one of the larger styles and 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 6 offers a light and spacious feel across two floors together with sizeable rear garden and easy on road parking to the front. wit ha 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. Offered to the open market with the benefit of no upward chain and vacant possession the property is 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 dose as is Millhouses park and of course The Peak District is on the door step.



### PROPERTY FEATURES

- AVAILABLE WITH NI ONWARD CHAIN INVOLVED AND VACANT POSSESSION ON COMPLETION
- LARGER STYLE TWO BEDROOMED VICTORIAN TERRACED
- EASY ON ROAD PARKING TO THE FRONT
- 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

