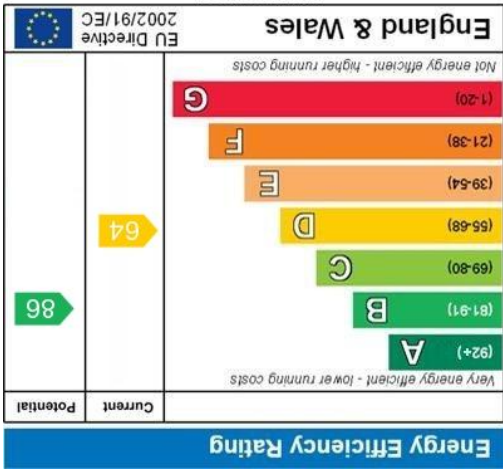


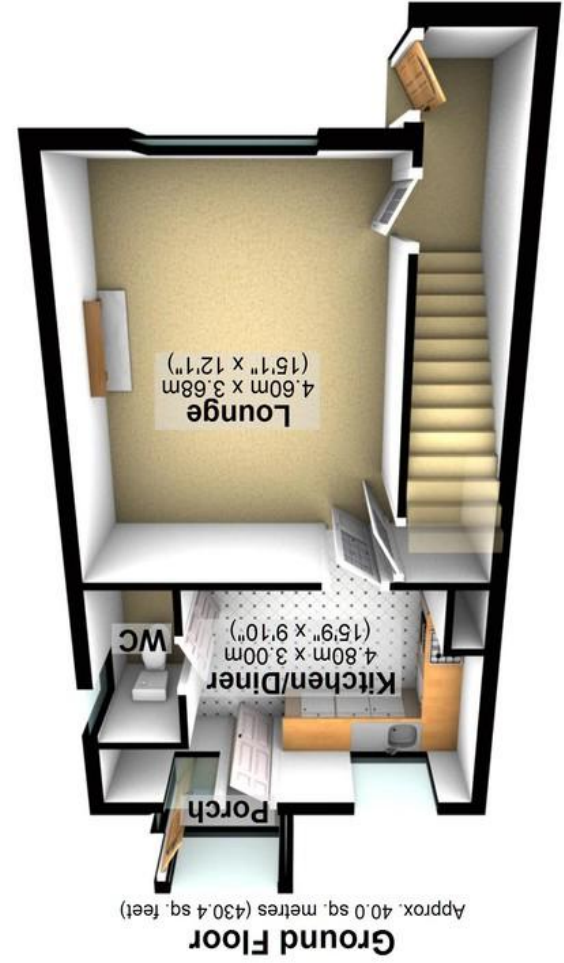
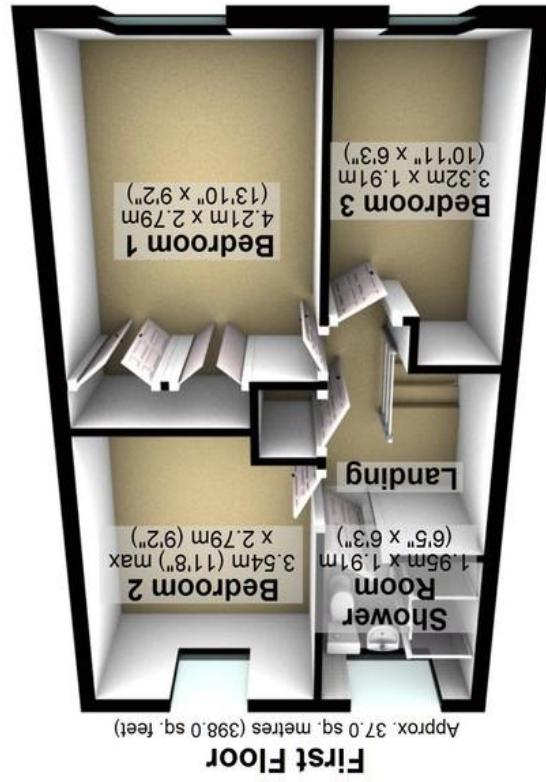
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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All measurements are approximate  
Plan produced using PlanUp.

Total area: approx. 77.0 sq. metres (828.4 sq. feet)





21 Abbey Brook Close | Meadowhead | Sheffield | S8 7UQ

**Property Tenure:** Leasehold

Quietly tucked away on this little known cul de sac and set in this peaceful setting backing on to the woods is this beautifully presented and very well proportioned, three bedroomed, semi detached family home. Offering an incredibly rare opportunity to market and being sold with no upward chain involved, this fabulous property will appeal hugely to the growing family or professional couple alike. With ample parking, private rear garden and a spacious, light feel across two floors of accommodation together with further opportunities to explore extending to the side and (subject to planning) to create a forever family home. Located in this popular residential district, close to numerous amenities including St George retail park, top local schooling catchments are also on offer and The Peak District is also close by, it's easy to say that viewing is essential to do full justice to this lovely property.



### PROPERTY FEATURES

- QUIETLY LOCATED ON THIS NO THROUGH CUL DE SAC
- THREE GOOD SIZED BEDROOMS
- SEMI DETACHED FAMILY HOME
- AVAILABLE WITH NO UPWARD CHAIN INVOLVED
- BACKING ON TO WOODLAND AT THE REAR
- TOP LOCAL SCHOOLING CATCHMENTS
- POTENTIAL TO EXTEND SUBJECT TO PLANNING
- OFF ROAD PARKING AND PRIVATE REAR GARDEN
- INCREDIBLE RARE OPPORTUNITY TO MARKET
- COUNCIL TAX BAND A LEASEHOLD PROPERTY

**GUIDE PRICE £240,000-£250,000**

