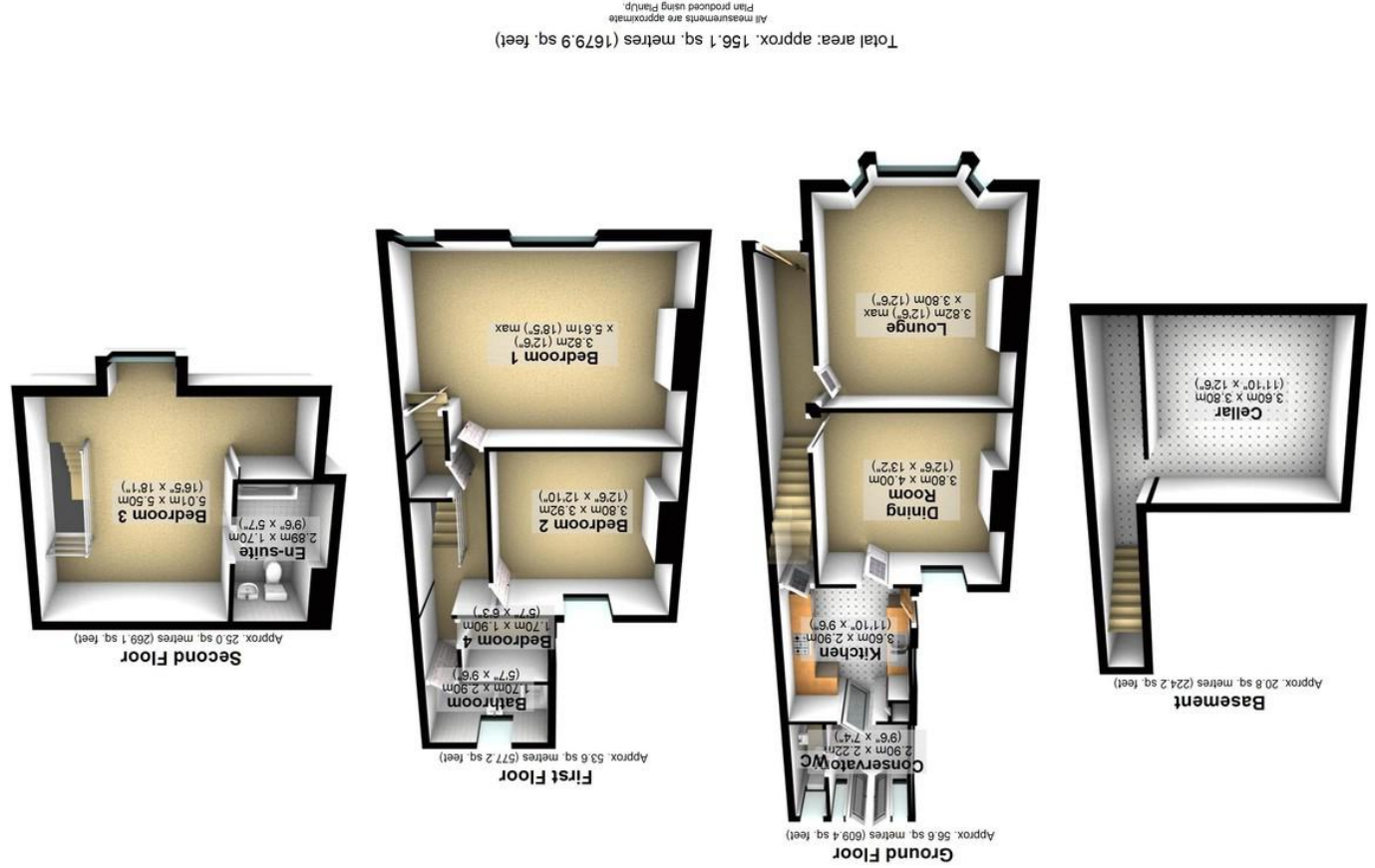


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and should not be relied upon and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are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

| England & Wales   |   | Wales   |   |
|---|---|---|---|
| EU Directive 2002/91/EC   | EU Directive 2002/91/EC   | EU Directive 2002/91/EC   | EU Directive 2002/91/EC   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Very environmentally friendly - lower CO <sub>2</sub> emissions | Very environmentally friendly - lower CO <sub>2</sub> emissions | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| Lower running costs   | Lower running costs   | Lower running costs   | Lower running costs   |
| Higher running costs  | Higher running costs  | Higher running costs  | Higher running costs  |
| Current   | Current   | Current   | Current   |
| Potential   | Potential   | Potential   | Potential   |
| 82  | 56  | 81  | 52  |







917 Chesterfield Road | Abbey Lane | Sheffield | S8 0SS

Property Tenure: Freehold

Having recently undergone a full internal transformation to create this incredible and super stylish finish, is this this truly incredible, three double bed roomed, Victorian terraced. With an eye for detail and finished with no expense spared by the current vendors including full retire, central system to name but a few changes. This fabulous home enjoys a contemporary vibe and a feeling of space and light across all three floors of accommodation. Offered to the open market with the benefit of no upward chain involved, number 163 is placed towards the top of this no through road and benefits from a residents parking scheme to the front, private rear southerly facing garden and will be incredibly popular with the professional couple, first time buyer or young family alike. Located within walking distance of central Sheffield, universities and the Hallamshire hospital, the Botanical gardens are dose by and The Peak District is right next door.



### PROPERTY FEATURES

- STUNNING FOUR BEDROOMED VICTORIAN VILLA TERRACE
- FULLY REFURBISHED TO AN EXCEPTIONALLY HIGH STANDARD
- THREE FLOORS OF IMMACULATE ACCOMMODATION
- LARGE REAR GARDEN BACKING ON TO GRAVES PARK
- FABULOUS VIEWS TO THE REAR
- WELL SOUGHT AFTER SCHOOLING CATCHMENTS
- HEART OF ULTRA POPULAR ABBEY LANE
- VIEWING IS ABSOLUTELY ESSENTIAL TO DO FULL JUSTICE
- TWO LOG BURNING STOVES TO THE RECEPTION ROOMS
- BESPOKE FINISH WITH ORIGINAL FEATURES PRESERVED

