







## 39 Plymouth Road

Abbeydale • Sheffield • S7 2DE

Guide Price £240,000 - £250,000

Deceptively spacious 3-bedroom mid terraced property located in Abbeydale, within walking distance of a range of amenities. Stylishly presented accommodation arranged over 3 floors, including a superb open plan dining kitchen, modern bathroom and impressive rear garden. Benefits from combination gas central heating and double glazing. Beautifully presented cosy bay fronted lounge complemented by feature fireplace with decorative tiling, ornate wooden surround and slate hearth. Presented with neutral carpet. The dining area overlooks the rear garden, providing a flexible living space with cellar access. The off-shot kitchen is fitted with 2 tone units painted with modern tones, styled with wood effect worktops, brass handles and laminate floor. The first floor comprises of 2 neutrally presented good sized bedrooms, a front facing double room with generous closet and smaller bedroom /home office overlooking the garden. The bathroom is equipped with 3-piece white suite, rainfall shower and chrome heated towel rail tiled with sea green brick shaped tiles. Stairs rise to the second floor creating a generously proportioned main bedroom, styled with a bold feature wall, neutral carpet, dormer window and access to the eaves. Externally a communal passageway leads to an attractive rear garden designed with stone patio, raised lawn, sleeper beds filled with colourful planting, trellis, exposed brick and panelled fencing. Ideal outdoor space in which to relax. Plymouth Road is ideally placed for local shops and amenities on Abbeydale Road, including a growing café culture, local schools including the new Mercia School, along with access to the city centre, train stations, motorway, universities, hospitals and the Peak District.





- Deceptively Spacious Terraced Property
- Stylishly Presented Throughout
- Accommodation Over 3 Floors
- Light & Airy Open Plan Dining Kitchen
- Cosy Lounge & Feature Fireplace

- 3 Good Sized Bedrooms
- Close to Abbeydale Road, S7
- Attractive Rear Garden
- Leasehold Term 800 years from 1898. £1.99pa
- Council Tax Band A, EPC Rating E





# 39 PLYMOUTH ROAD

APPROXIMATE GROSS INTERNAL AREA = 78.6 SQ M / 846 SQ FT

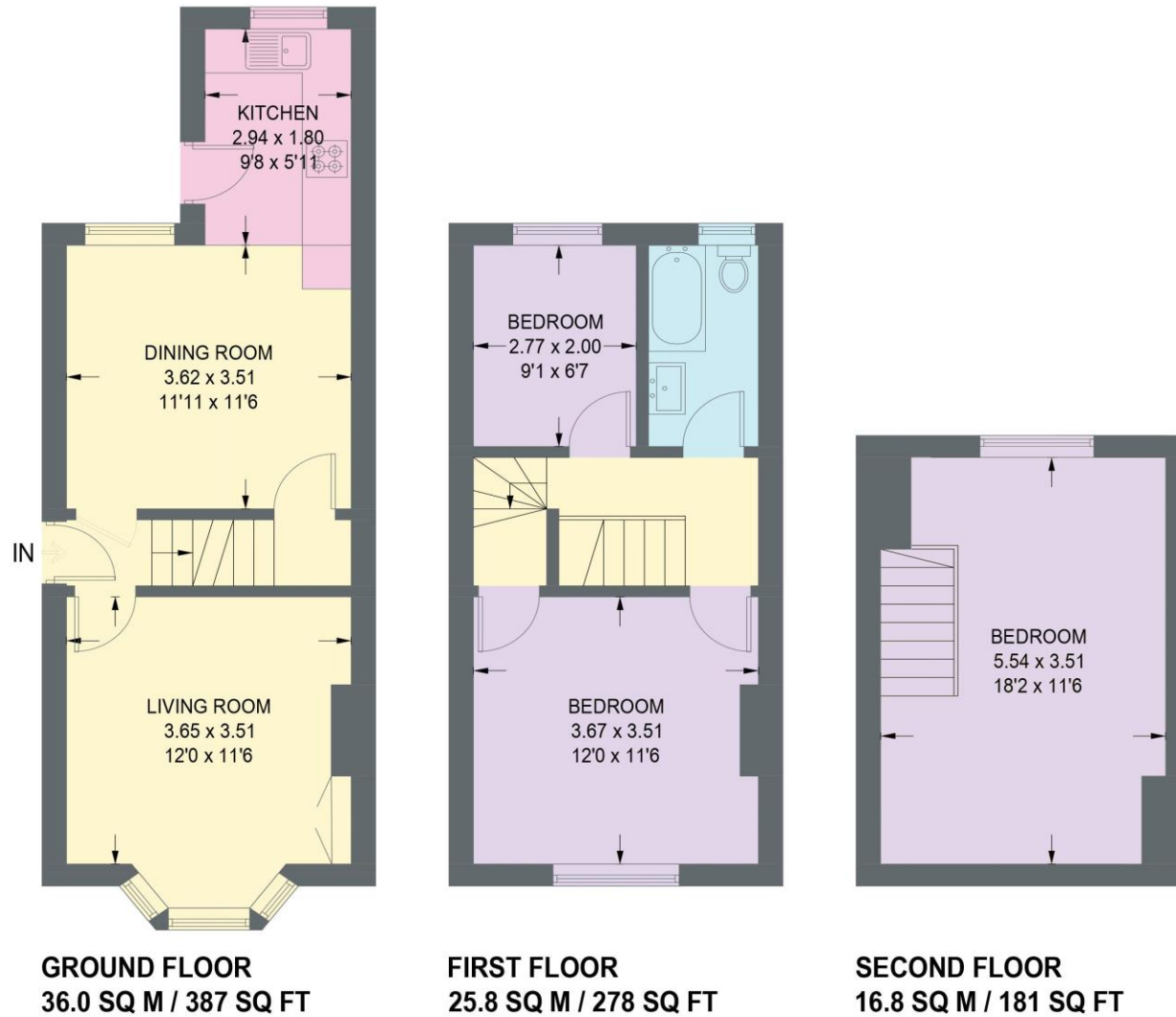


Illustration for identification purposes only,  
measurements are approximate, not to scale.



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