







43 Plymouth Road

Abbeydale • Sheffield • S7 2DE

Guide Price £240,000 - £260,000

Deceptively spacious 3-bedroom mid terraced property located in Abbeydale, within walking distance of a range of amenities. Light and airy accommodation arranged over 3 floors, including modern kitchen and bathroom. Benefits from combination gas central heating and double glazing. The ground floor comprises of a bay fronted lounge presented with neutral décor and contrasting carpet. A bright and airy room featuring coal effect open gas fire and shelving within the alcoves. The dining room and off-shot kitchen has an open plan design, creating a fashionable hub of the home, incorporating cellar and rear door access. The kitchen is fitted with white shaker style wall and base units, topped with solid wooden worktops and brick shaped tiled splashbacks. Integrated appliances include a Bosch oven, four ring gas hob, extractor, and focal Belfast sink, which overlooks the rear garden. The first floor comprises of 2 bedrooms, stylishly presented, a front facing double with closet, neutral décor and made to measure Roman blinds. At the rear is a smaller bedroom currently used as a study. The generously proportioned bathroom is equipped with modern 3 piece white suite with rainfall shower, monochrome tiled floor and partially tiled walls. The spacious attic houses the master bedroom with Velux window and impressive built in storage. Externally, established hedging to the front of the property creates privacy. A communal passageway leads to a private rear garden, a low maintenance stone patio complemented by mature planting. 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
- 3 Bedrooms Stylishly Presented
- Light & Airy Accommodation Over 3 Floors
- Generously Proportioned Bathroom
- Light & Airy Open Plan Dining Kitchen

- Superb Attic Master Bedroom
- Double Glazing & Combination Heating
- Close to Abbeydale Road
- Leasehold 674 years left. Ground Rent approx. £4pa
- Council Tax Band A, EPC Rating D





43 PLYMOUTH ROAD

APPROXIMATE GROSS INTERNAL AREA = 85.1 SQ M / 916 SQ FT

CELLAR = 15.3 SQ M / 165 SQ FT

TOTAL = 100.4 SQ M / 1081 SQ FT



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



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