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1 Coniston Terrace, Abbeydale

Sheffield

Guide Price **£160,000**

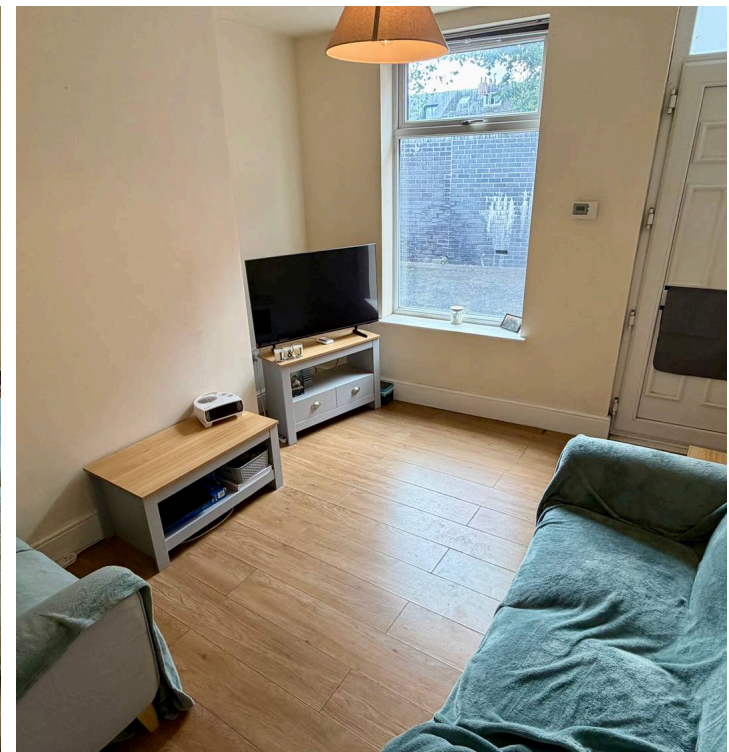
1 Coniston Terrace

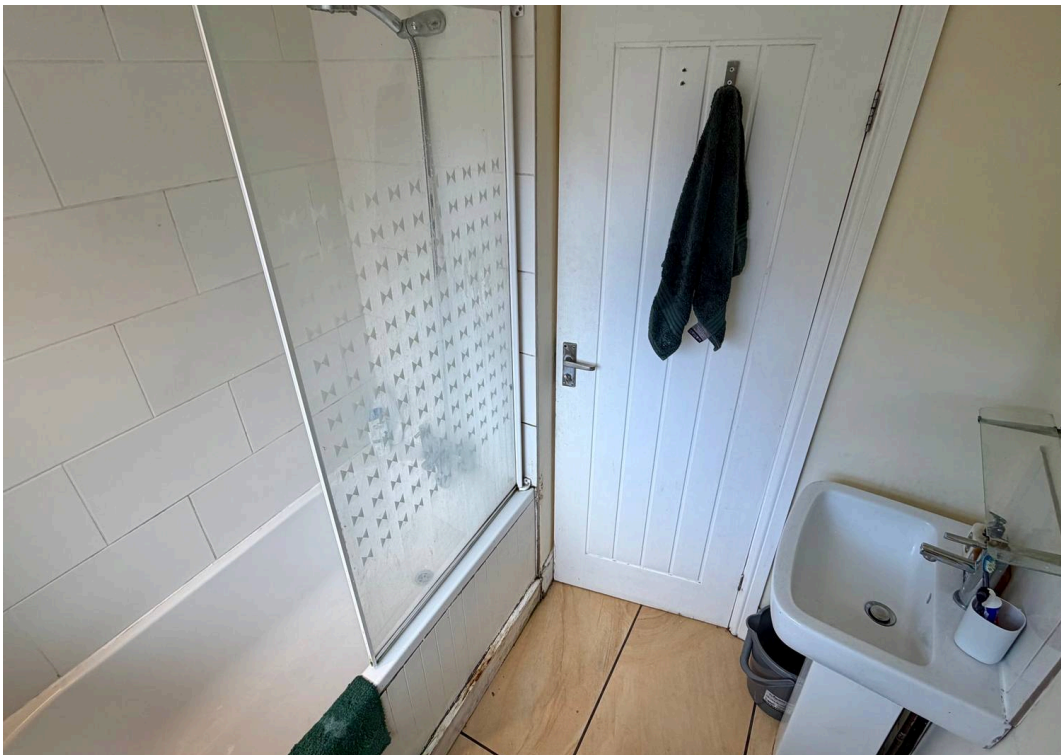
Abbeydale, Sheffield

GUIDE PRICE £170,000-£180,000 Situated on a quiet no through road in the heart of Abbeydale, this fabulous two bedroom end of terrace house offers a wonderful opportunity for first time buyers or professional couples seeking a well-presented, conveniently located home. Arranged over two floors and totalling approximately 665 square feet, the property is thoughtfully proportioned throughout. The ground floor features a welcoming living area with ample natural light, leading to a modern fitted kitchen with space for dining (ideal for entertaining or relaxing at the end of the day). Upstairs, there are two comfortable double bedrooms and potential to explore a loft conversion subject to planning. The bathroom is currently located on the ground floor completing the accommodation. This leasehold property falls within council tax band A and boasts an EPC rating of D. Residents will appreciate the easy access to Council Tax band: A

Tenure: Leasehold

- FABULOUS TWO BEDROOM END OF TERRACE
- QUIET NO THROUGH ROAD IN THE HEAR OF ABBEYDALE
- EASY ACCESS TO MILLHPUSES PARK AND EXCELLENT PUBLIC TRANSPORT LINKS
- PRIVATE REAR TERRACED GARDEN AND EASY ON ROAD PARKING TO THE FRONT
- CLOSE TO NUMEROUS LOCAL INDEPENDENT LOCA9AMENITIES WITHIN THE EVER FASHIONABLE ABBEYDALE ROAD AND SHEFFIELD CITY CENTRE
- LEASEHOLD PROPERTY COUNCIL TAX BAND A EPC RATING D
- PERFECT FOR THE PROFESSIONAL COUPLE FIRST TIME





Approx Gross Internal Area
62 sq m / 665 sq ft



Cellar
Approx 12 sq m / 130 sq ft

Ground Floor
Approx 27 sq m / 290 sq ft

First Floor
Approx 23 sq m / 245 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.