



86 Abbey Brook Drive, Sheffield, S8 7UT

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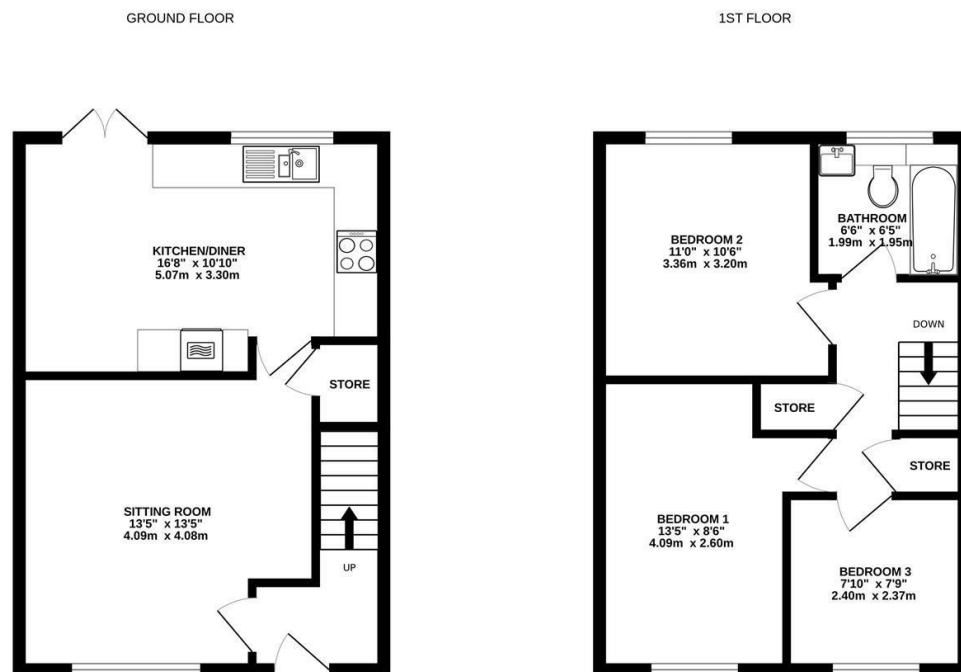
Description

A recently upgraded, three bedroom semi detached property which is situated on a quiet cul de sac, a short walk away from the highly rated primary school (St Thomas of Canterbury) and the local amenities found at both Greenhill and Meadowhead. The property boasts an immaculate interior with modern fixtures and fittings in all the right places, all complemented by a landscaped, south easterly facing garden and off road parking for at least two cars. This freehold property had a new bathroom installed in 2021 and the kitchen was replaced early in 2023 and is perfect for those buyers who are looking for a home that is ready to move into, with no works required.

- Three bedrooms including two good doubles.
- Luxurious bathroom with elegant tiling framing the modern suite.
- Open plan, recently installed dining kitchen with contemporary, gold effect fittings, integrated appliances and door to garden.
- Well presented living room with feature, electric fireplace.
- Entrance lobby and first floor landing with linen storage cupboard.
- Freehold, Council Tax Band A and a superb EPC rating of C74 which helps with costly utility bills.
- Off road parking for at least two cars.
- Landscaped garden to rear with terrace, lawn and a sunny, south easterly facing orientation.
- UPVC double glazing and gas central heating via a combination boiler.
- Excellent cul de sac location in Chancet Wood, close to the highly regarded Roman Catholic primary school.



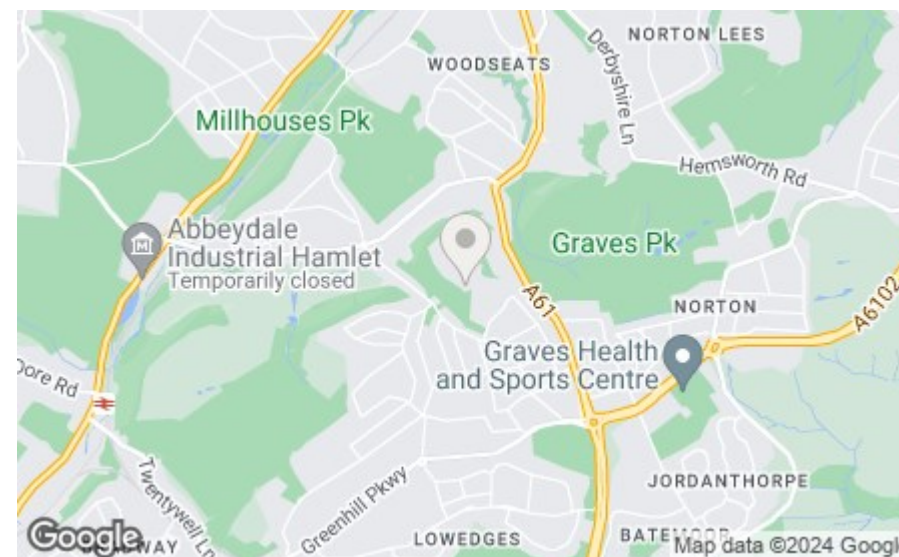




TOTAL FLOOR AREA: 818sq. ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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