



# 272, Abbey Lane

Sheffield, S8 0BW

## Description

A very attractive property that offers over 1379 square feet of well presented accommodation over two floors. The property is available with no onward chain and has been a much loved home in recent years with an attention to detail throughout. Notable features include the original fireplaces, original Oak seat in the bay of the sitting room, a bespoke Oak cloaks storage unit in the ground floor cloakroom/W.C and a new Worcester Bosch Greenstar 24Ri boiler fitted in 2023 with the central heating system being Magna Cleanse flushed. Externally the property has also been well maintained with recent roof reconditioning, chimneys and ridge tiles being repointed and new lead flashing between the extension and main house in 2025. The gardens are beautifully presented and include a lawn at the front and mature Acers in the low



- Three double bedrooms.
- Extended breakfast kitchen with access to the integrated garage.
- Everest double and secondary glazing. Timber at the front fitted in 2019 and UPVC at the rear fitted in 2024. Original Crittall character window retained.
- Living room with fireplace and French windows opening onto the rear garden.
- Smart, block paved driveway leading to the garage which features an Everest electric sectional garage door.
- Bathroom with quality sanitaryware by Hansgrohe & Keuco, separate W.C and separate, ground floor W.C cloakroom with bespoke cloaks unit.
- Large sitting room with a bay window, fireplace, solid Oak flooring and French windows opening onto the garden.
- Attractively planned and presented gardens to both the front and rear. The front being lawned and south facing while the more modest, rear garden is low maintenance and features a deck and terrace.
- ELR Premium Sale - Buyers fees of £595 including VAT will apply.



maintenance, smaller rear garden which also features a modern, octagonal red cedar greenhouse, shed, deck and terrace. This run of attractive 1930's properties have always been highly regarded and attract a lot of interest when they come to the market and an early viewing is highly recommended.

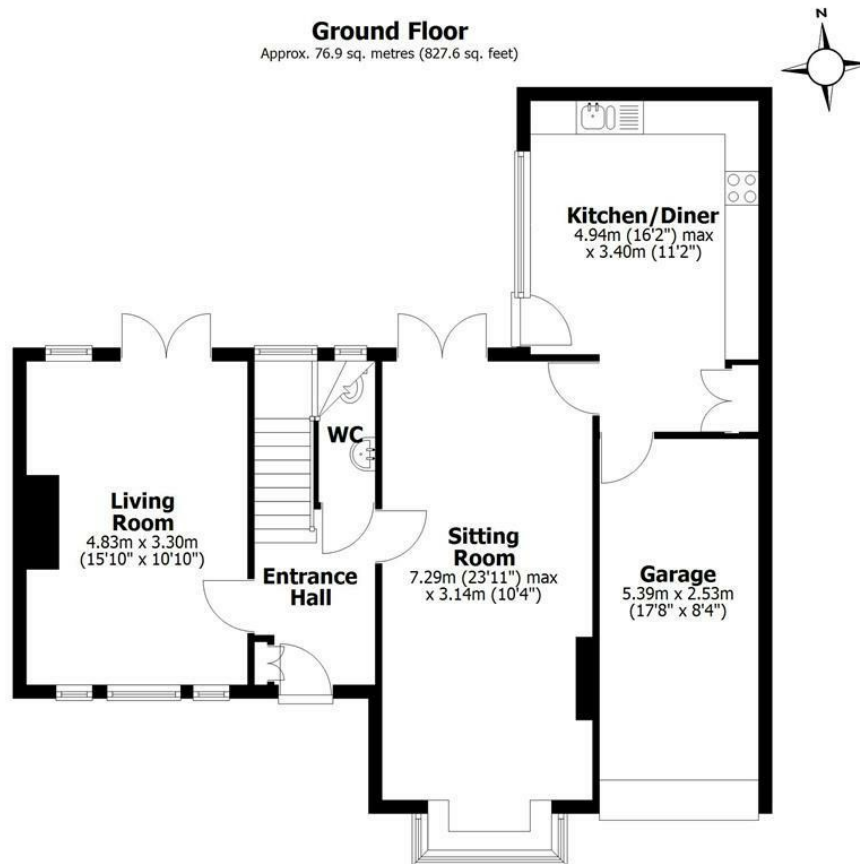
#### Important Information

**Anti-Money Laundering (AML) Checks -**  
As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.







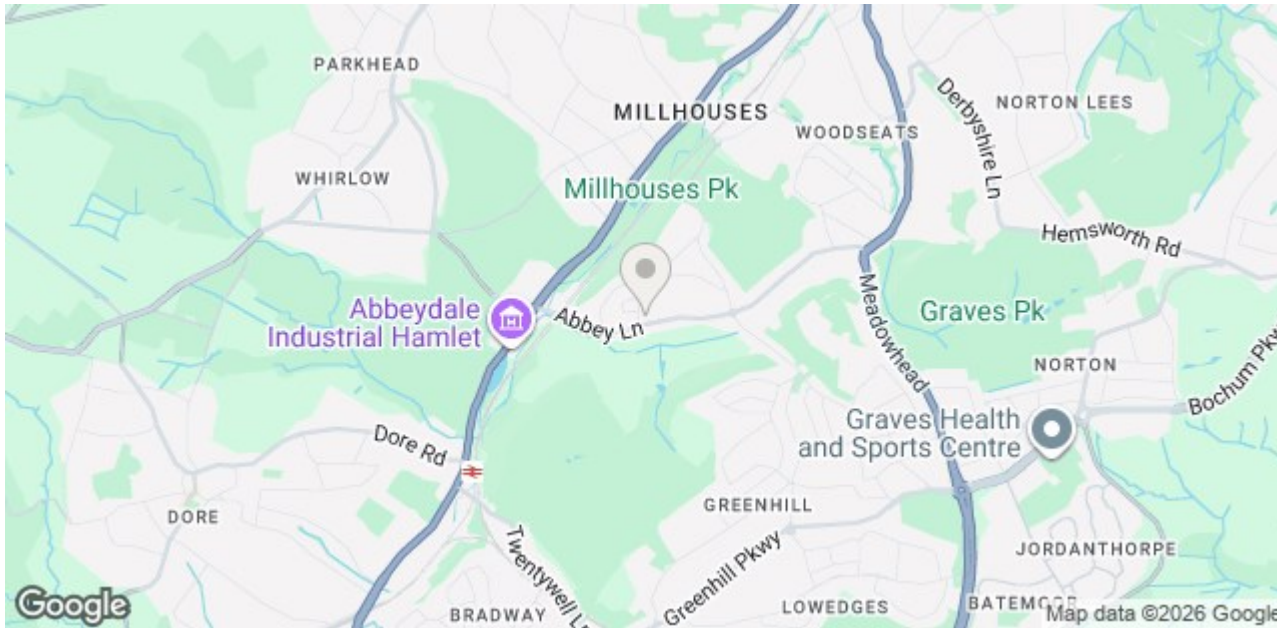


Total area: approx. 128.1 sq. metres (1379.4 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**272 Abbey Lane**

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.