



35, Coverdale Road, Sheffield, S7 2DD

35, Coverdale Road

Sheffield, S7 2DD

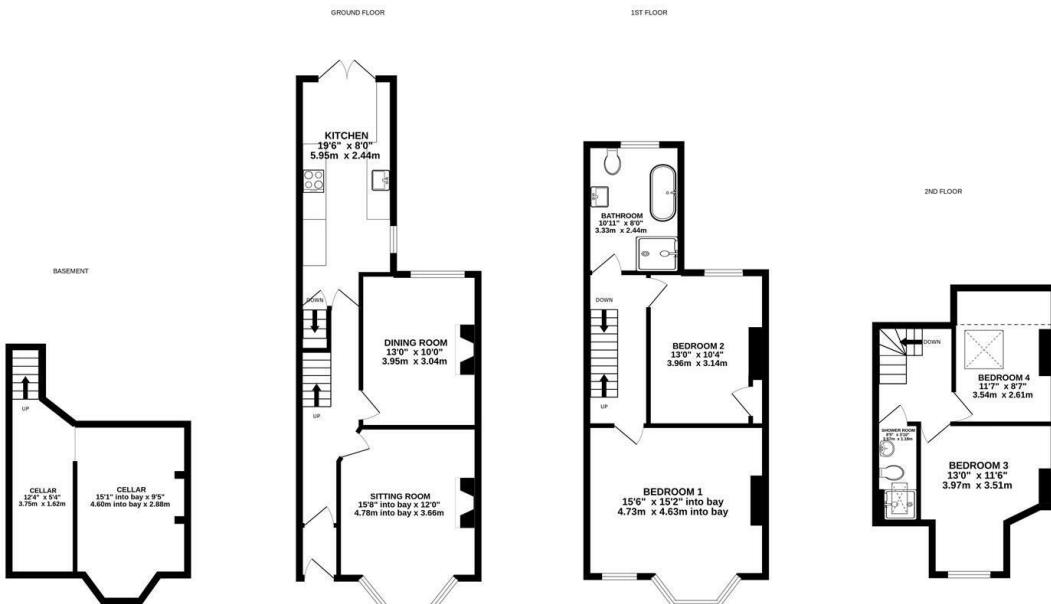
Description

A superb and very spacious period family home that is conveniently situated, on this highly regarded road, for the first class local schools and the excellent amenities on Abbeydale Road. This gorgeous property offers accommodation over three floors with modern fixtures and fittings in all the right places. Number 35 is located towards the top of the road and, as such benefits from a deeper plot that allows for a larger than average, south, south westerly facing garden to the rear. The fashionable Abbeydale Road has seen something of a Renaissance in recent years and the eclectic mix of independent bars, bistros, cafes, restaurants and boutiques are easily accessible on foot while in the other direction a short drive leads out towards Millhouses Park, woodland walks and the picturesque Peak District.

- Four bedrooms.
- Two luxurious bath/shower rooms with modern suited framed by elegant tiling.
- Sitting room with stripped floorboards and a bay window.
- Dining room with stripped floorboards.
- Extended breakfast kitchen with modern units and French Windows to the garden.
- Reception hall and porch.
- Gas central heating via a combi boiler that was installed in 2019.
- Larger than average south, south westerly facing garden at the rear.
- Long leasehold at a nominal ground rent.
- No onward chain.







THE CELLAR IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1399sq ft. (130.0 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 and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



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.