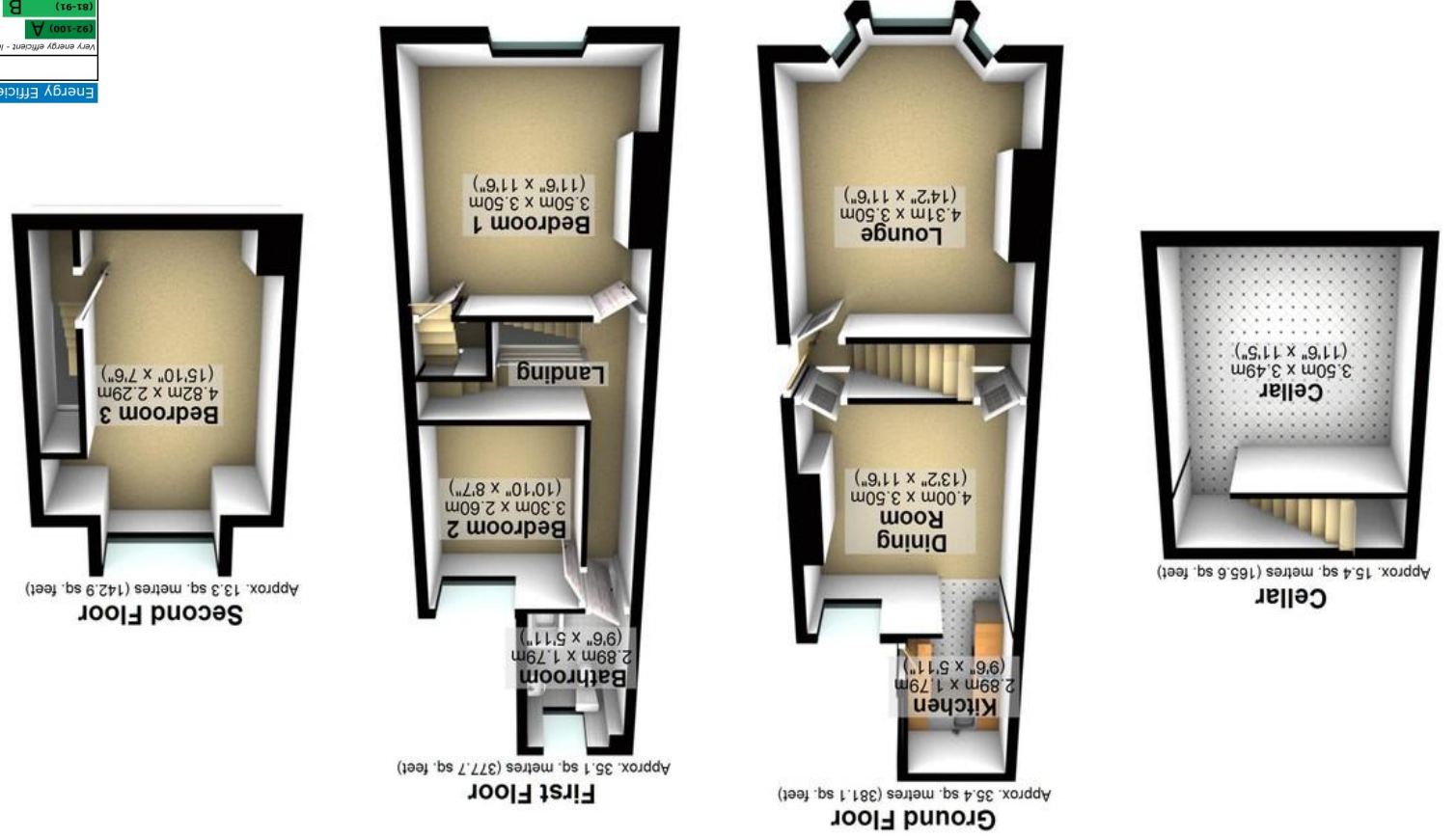


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Potential	Current	Potential	Current
Very environmentally friendly - lower CO ₂ emissions (92-100) A	Very environmentally friendly - lower CO ₂ emissions (81-91) B	Very energy efficient - lower running costs (92-100) A	Very energy efficient - lower running costs (81-91) B
Environmentally friendly (69-80) C	Environmentally friendly (55-68) D	Energy efficient (69-80) C	Energy efficient (55-68) D
Decent (50-59) E	Decent (39-54) E	Decent (50-59) E	Decent (39-54) E
Below average (21-49) F	Below average (1-20) G	Below average (21-49) F	Below average (1-20) G
Very poor (1-20) G		Very poor (1-20) G	

Total area: approx. 99.2 sq. metres (1067.4 sq. feet)
All measurements are approximate
Plan produced using Planlup.





21 Harwell Road | Abbeydale | Sheffield | S8 0ZN

Property Tenure: Leasehold

A beautifully finished and spacious three bedroomed, bay windowed, period Victorian terraced property. With the benefit of a double rear off shot and opened up kitchen flowing to diner this property enjoys three super spacious floors of accommodation together with a much larger than expected private garden. Tucked away on this quiet residential road in the very heart of this ultra popular and fashionable residential suburb, this tastefully presented property simply must be viewed internally to be fully appreciated. Ideal for the professional couple and young family alike number 21 is close to numerous local amenities, green spaces, parks, cafes, restaurants and shops along with The Peak District being right next door. Enjoying a light feel throughout the property in brief comprises entrance hall, bay windowed sitting room, dining room, kitchen, three great bedrooms and bathroom. Outside is easy on road parking to the front.



PROPERTY FEATURES

- SUPERB THREE BEDROOMED VICTORIAN TERRACED
- DOUBLE REAR OFF SHOT AND BAY WINDOWED TO THE FRONT
- FABULOUS REAR PRIVATE LARGE THAN EXPECTED GARDEN
- WELL SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES
- QUIET TUCKED AWAY RESIDENTIAL ROAD
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- THREE GREAT LIGHT AND SPACIOUS FLOORS OF ACCOMMODATION
- PERFECT FOR THE PROFESSIONAL COUPLE AND YOUNG FAMILY ALIKE
- EASY ACCESS TO THE PEAK DISTRICT
- PERIOD FEATURES MEET A MODERN FINISH

GUIDE PRICE £170,000-£180,000

