



Spencer.

686, Abbeydale Road, Sheffield, S7 2BL

## Buy —

this superbly proportioned and conveniently located three double bedroom mid terrace property with storage cellar and private enclosed rear courtyard garden.

— from *Spencer.*

- Superbly proportioned terraced home
- Three larger double bedrooms
- Family bathroom
- Through lounge diner and off shot fitted kitchen
- Private and enclosed rear garden
- Excellent location
- Cellar storage
- Council Tax Band -B
- EPC Rating -D
- [What3Words///cuts.maple.poker](#)

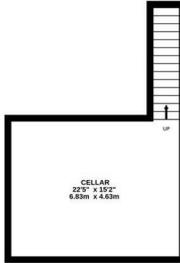


**£250,000**

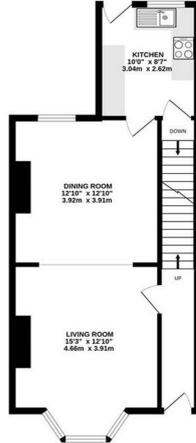


# Floorplan

CELLAR  
217 sq ft. (20.2 sq.m.) approx.



GROUND FLOOR  
501 sq ft. (46.4 sq.m.) approx.



1ST FLOOR  
487 sq ft. (45.3 sq.m.) approx.



2ND FLOOR  
337 sq ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 1325sq.ft. (123.1 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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Viewing: Via the Agents

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