

The Gables, 89a Folds Lane, Beauchief, Sheffield, South Yorkshire, S8 0ES

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A pretty, 1920's detached bungalow offering deceptively spacious accommodation to include 3 double bedrooms and 2 good reception rooms with attractive bay windows. The property is situated on a generous corner plot with gardens to the front, side and rear in this very desirable locality, conveniently placed for access to the excellent local amenities at Hutcliffe Wood, Greenhill and Woodseats. The property has retained much of its original charm and character including stained glass panels in the internal doors and the original wood panelling in both the reception hall and the spacious dining room and when you combine these features with the excellent proportions you have a fine home. With a challenging golf course found close by, scenic walking trails leading through the woodland down to Millhouses Park and regular transport links found close by this area has long been regarded as a great place to live so don't hesitate to book your viewing ASAP.

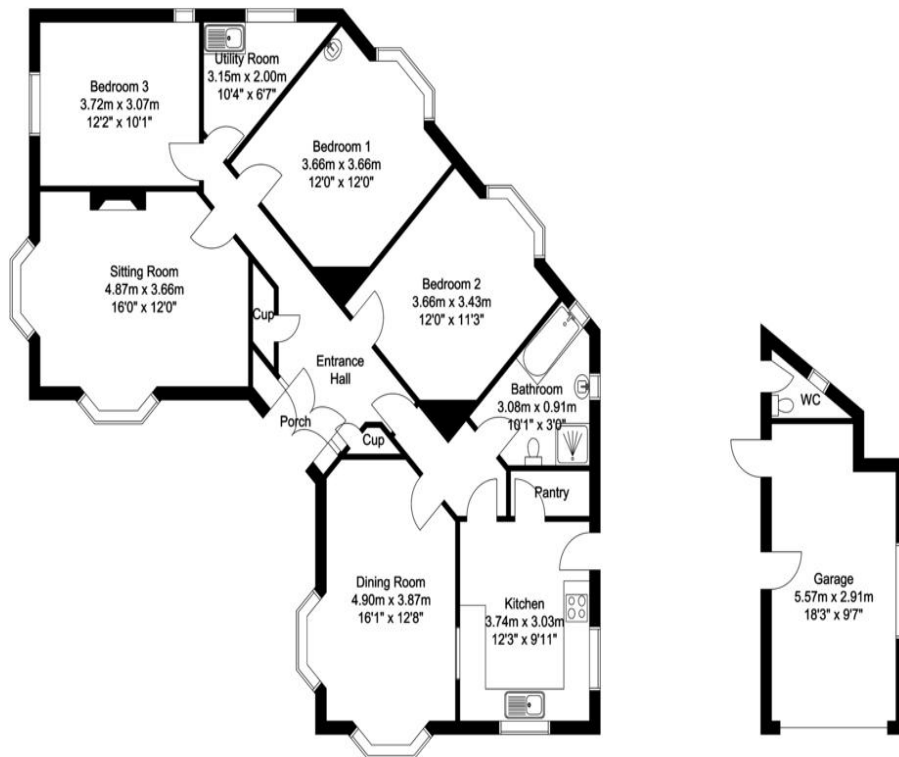
- Three double bedrooms, two having bay windows.
- Sitting room with bay windows to two sides.
- Dining room with a beamed ceiling, wood panelling and two bay windows.
- Breakfast kitchen with fitted units, a walk in pantry and separate utility room.
- Bathroom with a cast bath and separate shower enclosure.
- Secure, gated drive and a garage that is accessible via an electric door.
- Covered side path between house and garage with access to a W.C and store.
- Lovely gardens to the front, side and rear with a greenhouse.
- Porch, reception hall and large loft space for storage or development (subject to regs).
- Gas central heating via a combi boiler and fully double glazed.



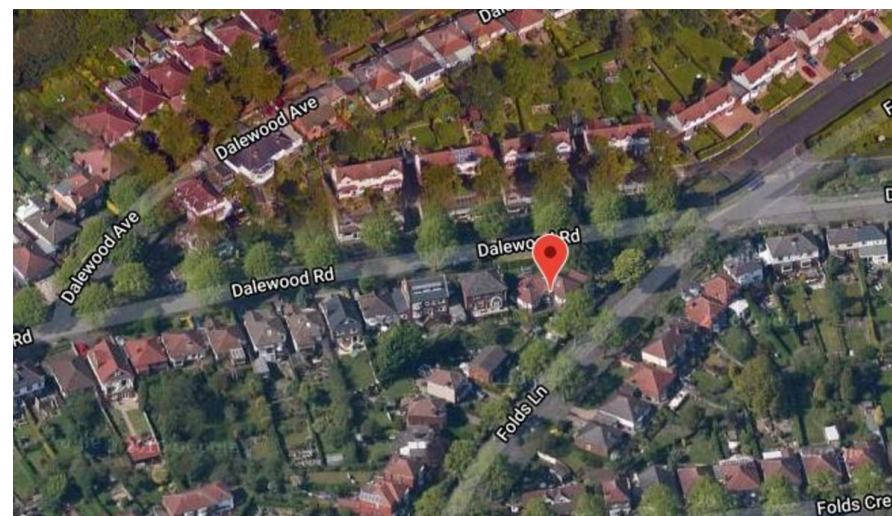


Ground Floor
114 sq m/1227.08 sq ft
Approx.

Outbuilding
17 sq m/182.98 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.
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