



## Dobcroft Road, Sheffield S7 2LR

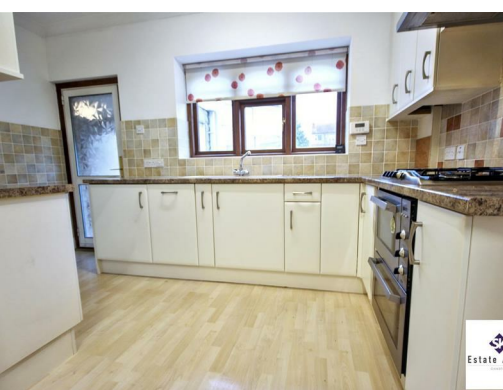
Guide Price £425,000

\*\*\*Guide Price £425,000-£475,000\*\*\*

We are delighted to offer to the market this extended, three bedroom, semi-detached property situated in the highly regarded suburb of Millhouses. Conveniently placed for local shops, amenities and excellent transport links to the Peak District National Park and located just a stone's throw from Millhouses Park and a short distance from Abbeydale Industrial Hamlet, this well proportioned house would be ideal for a professional family or couple. In brief the accommodation comprises: entrance hallway, dining kitchen, large extended lounge, dining room, conservatory, three bedrooms and family bathroom with separate WC. The property also boasts a large rear garden, garage and driveway providing space for off-road parking. A viewing is highly advised to appreciate the size and standard of accommodation on offer.

The property offers further potential to extend, subject to the necessary planning permissions and building regulations.

Tenure: Freehold



## Entrance Hallway

Entrance via front facing timber door with a leaded glass window above into the entrance hallway, having carpeted flooring, gas central heating radiator and stairs rising to the first floor. There is access to a ground floor WC and a hatch providing access to the cellar.

## Downstairs WC

Fitted with suite comprising: low flush WC and pedestal wash hand basin. Having tiled splashbacks and vinyl flooring. There is a floor hatch providing access to the cellar.

## Dining Room

12'7" x 12'2" (3.84m x 3.72m)

To the front of the property is the dining room, having front facing UPVC double glazed bay window with leaded stained glass panels, gas central heating radiator and carpeted flooring. The room also features a fire with tiled back and hearth.

## Lounge

10'9" x 20'6" (3.28m x 6.25m)

Large rear facing extended lounge, having carpeted flooring, gas central heating radiator and feature fireplace with marble back and hearth. Having timber double glazed patio doors providing access to the rear garden.

## Dining Kitchen

12'8" x 17'4" (3.88m x 5.30m)

The extended dining kitchen is fitted with a range of cream wall and base units with contrasting roll-edged worktops, incorporating a sink with drainer and swan neck chrome mixer tap. There is space and plumbing for a washing machine, integrated dishwasher and space for a fridge freezer. The kitchen also benefits from a double microwave oven, additional oven, four-ring gas hob with extractor above, and a rear facing timber double glazed window overlooking the garden. The boiler is also located within the kitchen. A door provides access to the conservatory, and there is internal access to the garage.

## Conservatory

10'7" x 15'10" (3.23m x 4.83m)

The conservatory is a bright addition to the property, having timber double glazed windows and roof, tiled flooring and a timber double glazed door leading out to the rear garden.

## Landing

To the first floor, the landing has a side-facing timber leaded stained glass window, carpeted flooring and hatch providing access to the loft.

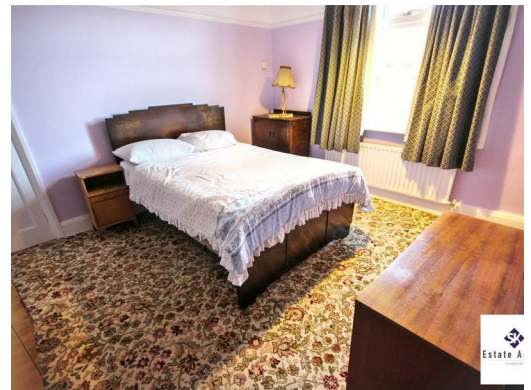
## Separate WC

There is a separate WC to the first floor, having side facing timber double glazed window, low flush WC, half tiled walls and vinyl flooring.

## Bathroom

6'9" x 6'6" (2.08m x 2.00m)

Fitted with suite comprising: bath with glass screen, shower off taps and electric shower over, and pedestal wash hand basin. Having heated towel rail, fully tiled walls and vinyl flooring. Also having rear facing UPVC double glazed window with obscured glass.



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Company No: 08028567

### Bedroom One

11'9" x 12'11" (3.59m x 3.96m)

Rear facing and having UPVC double glazed window overlooking the garden, gas central heating radiator and carpeted flooring.

### Bedroom Two

11'10" x 10'0" (3.63m x 3.06m )

Having front facing UPVC double glazed window with leaded stained glass panels, gas central heating radiator and carpeted flooring.

### Bedroom Three

6'11" x 6'1" (2.11m x 1.86m)

Front facing and having UPVC double glazed window and gas central heating radiator.

### Garage

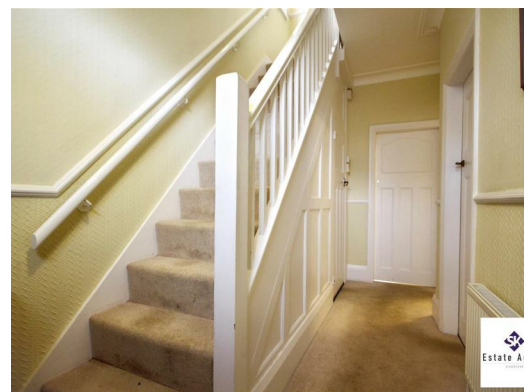
9'1" x 22'11" (2.77m x 6.99m)

A large garage provides useful storage space and is accessed via a garage door to the front, with additional internal access from the kitchen.

### Outside

To the front of the property there is a driveway providing off-road parking.

To the rear of the property there is a larger than average garden with paved patio, lawn, hedging to either side and a range of mature trees and shrubs. There is also a quaint garden brook.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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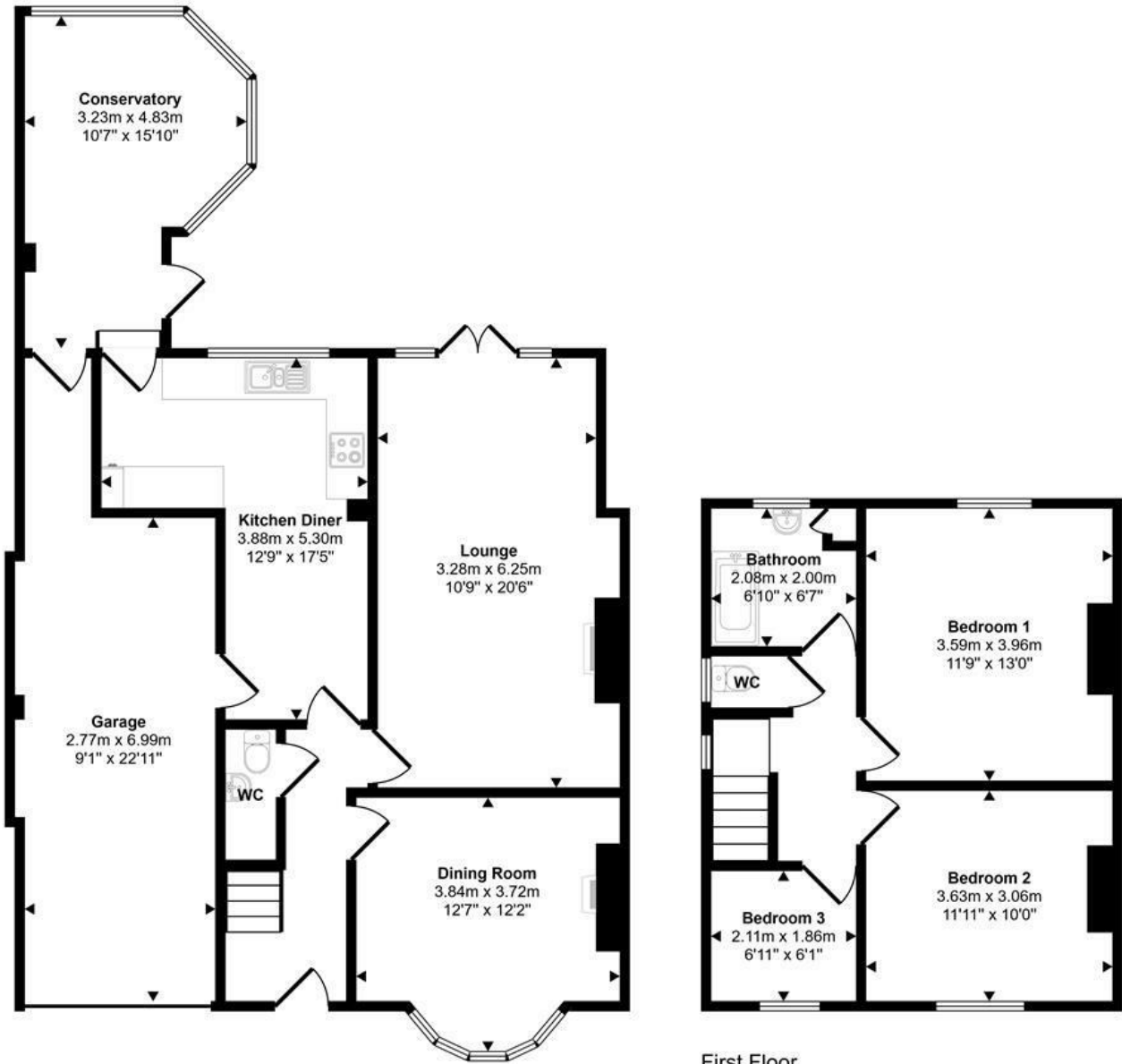
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Approx Gross Internal Area  
137 sq m / 1479 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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