



Pingle Avenue, Sheffield S7 2LP

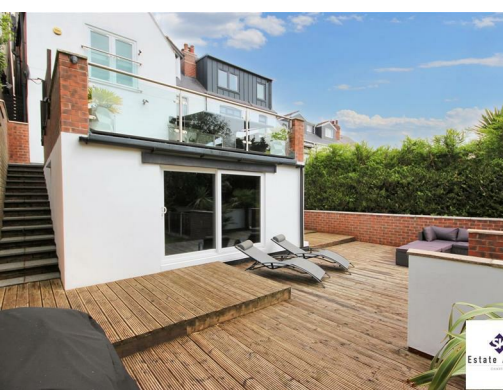
Guide Price £650,000

GUIDE PRICE £650,000 - £675,000

Virtual Tour Available

We are delighted to offer to the market this superbly presented 5 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 family or couple. In brief the fully alarmed accommodation comprises: entrance hallway, lounge, downstairs WC, open plan kitchen/diner/reception room and integral garage. Three bedrooms, one with dressing room and en-suite, and family bathroom to the first floor, and a further two bedrooms and home office to the second floor. Also boasting a larger than average rear garden with impressive built-in garden room. A viewing is highly advised to appreciate the size and standard of accommodation on offer.

Tenure: Leasehold



Entrance Hallway

Entrance via solid oak door with frosted glass window into large and welcoming entrance hallway. Having carpeted matting and oak flooring and having gas central heating radiator and carpeted stairs rising to first floor.

Lounge/Playroom/Snug

12'0" x 12'2" (3.66m x 3.73m)

Good sized and neutrally decorated front facing lounge/sung having UPVC double glazed bay window, carpeted flooring and gas central heating radiator.

Downstairs WC

Fully tiled and having low flush WC and storage cupboard with table mounted porcelain sink with black mixer tap.

Open Plan Kitchen/Diner/Reception Room

A beautifully presented space for cooking, eating and entertaining. This modern kitchen with dining seating area, boasts a feature glass brick wall and is fitted with a range of white wall and base units with Hanex worktops incorporating composite granite sink with black swan neck mixer tap. Benefiting from integrated appliances to include: 4 ring induction hob with extractor above, double electric oven and microwave grill, and integrated dishwasher. Also having rear facing UPVC double glazed window, four Velux windows providing ample natural light, useful storage cupboard, space for fridge/freezer and LED lighting to under counter and kickboards.

The dining area features large UPVC double glazed patio doors leading to composite decked area and offers ample space for table and chairs.

The further reception area boasts a multifuel log burner and offers the perfect family living space.

Utility Room

7'9" x 5'3" (2.38m x 1.61m)

Having Worcester Bosch boiler, gas central heating radiator, side facing UPVC double glazed window and space and plumbing for washing machine. Also having tiled flooring and door leading to garage.

First Floor Landing

Bright and airy landing having carpeted flooring, gas central heating radiator, front facing UPVC double glazed window and modern oak and glass balustrade.

Bedroom One

14'11" x 9'11" (4.55m x 3.03m)

Enter into the walk-in wardrobe which features a glass brick side facing window, gas central heating radiator, dressing table, and fitted wardrobes built into either side of the entrance. Further door opens into stunning principal bedroom having carpeted flooring and gas central heating radiator. Also benefiting from French doors with Juliet stainless steel glass balcony overlooking rear garden.

En-suite

6'9" x 8'8" (2.08m x 2.65m)

Fully tiled and fitted with modern fittings to include: vanity sink with black mixer tap and drawers, low flush WC with concealed flush, and walk-in shower with modern glass shower screen and black rainwater mixer shower with body wash. Having remote controlled opening Velux window, glass vanity unit above the sink and black heated towel rail.

Bedroom Two

10'4" x 12'5" (3.16m x 3.80m)

A well presented double bedroom having rear facing UPVC double glazed window, gas central heating radiator and carpeted flooring.

Bedroom Three

9'2" x 10'4" (2.81m x 3.15m)

A further double bedroom with front facing UPVC double glazed window, gas central heating radiator, carpeted flooring and fitted wardrobes.



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Bathroom

7'10" x 10'10" (2.39m x 3.32m)

Fully tiled modern bathroom fitted with white suite comprising: floating sink with chrome mixer tap, corner bath, quadrant shower cubicle and low flush WC. Having front facing UPVC double glazed obscured glass window and gas central heating radiator.

Attic Landing

Having carpeted flooring, Velux window and glass and oak balustrade.

Bedroom Four

12'7" x 17'7" (3.85m x 5.37m)

Light and airy attic bedroom boasting rear dormer with UPVC double glazed window and front facing Velux window providing ample natural light. Having storage space to the eaves, carpeted flooring, and gas central heating radiator.

Bedroom Five

9'5" x 18'4" (2.89m x 5.60m)

Having rear glass brick window and side dormer with obscured glass UPVC double glazed window. This room features plumbing installed for shower and a soil pipe if required for additional bathroom or can be used as a fifth bedroom.

Home Office

8'4" x 10'4" (2.55m x 3.17m)

Currently used as a home office with carpeted flooring, useful storage cupboard, gas central heating radiator. Having front facing Velux window and side facing glass brick window.

Garage

9'11" x 16'11" (3.04m x 5.17m)

Large integral garage which is fully plastered and with a specialist gridded flooring, has an electric roller shutter, power, light and water.

Outside

To the front of the property lies a patterned concrete driveway with parking for four vehicles.

To the rear lies a stunning multi-level south / south west facing garden with a large composite decked area and an area laid with artificial grass and features a glass and stainless steel balustrade and steps leading down to a further decked area.

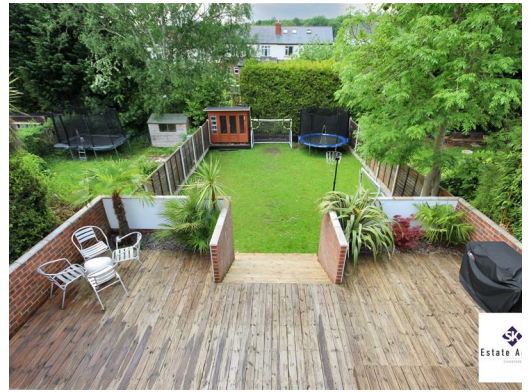
The property also boasts an impressive sized built-in garden room with power, heating, lighting, and WiFi. Having the potential to be used as a bar area, outdoor office/studio, or a fabulous entertaining space.

Having further large timber decked area and stairs leading to grass lawn with a stream to the rear of the garden.

Also having the addition of a beautiful summerhouse.

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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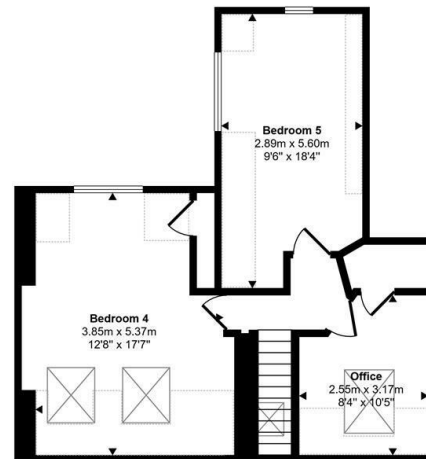
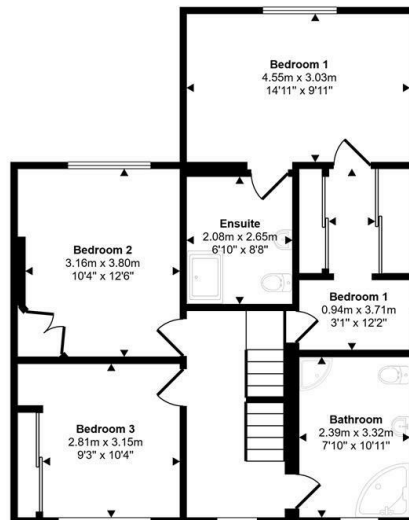
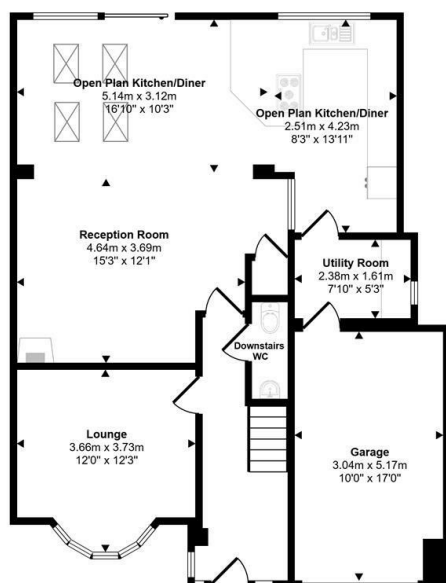
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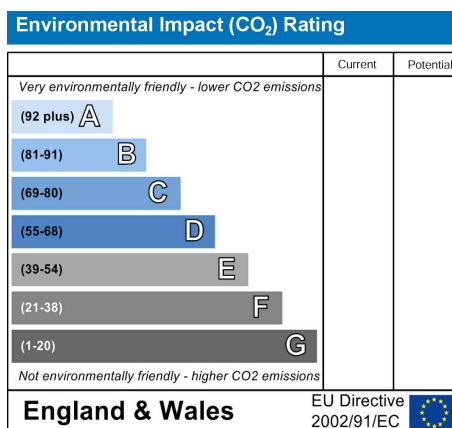
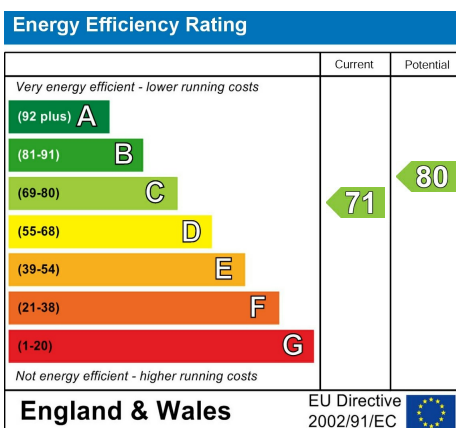
Approx Gross Internal Area
217 sq m / 2337 sq ft



Ground Floor
Approx 91 sq m / 978 sq ft

Denotes head height below 1.5m

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.



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