



37 Pingle Avenue, Millhouses, Sheffield, S7 2LP

Saxton Mee



# 37 Pingle Avenue

## Millhouses

Offers Around

**£375,000**

Situated in the heart of Millhouses, one of Sheffield's most desirable locations, this charming 1929 built semi-detached home offers fantastic potential. Just a short stroll from the picturesque Millhouses Park and Ecclesall Woods, the property is perfectly positioned for those who enjoy the outdoors, while also benefitting from excellent transport links to both the city centre and the stunning Peak District National Park.

Families will appreciate the selection of highly regarded local schools, as well as the convenience of nearby supermarkets and the vibrant range of amenities along Abbeydale Road.

While in need of some modernisation, the property boasts spacious and well-proportioned accommodation. Upon entering, you are welcomed by a generous hallway leading to a bay-fronted lounge, a separate dining room with lovely views over the rear garden, and a fitted kitchen with access to the integral garage.

Upstairs, the first floor comprises three well-sized bedrooms and a family bathroom.

Externally, the property benefits from a driveway and garage to the front, while the south-facing rear garden offers a delightful space to enjoy the sunshine, featuring a large lawn, rockery, and patio seating area.

With its character, prime location, and fantastic potential, this home presents a rare opportunity to create a stunning family residence in one of Sheffield's finest areas.



- Highly Sought-After Millhouses Location
- 1930's Build With Lovely Features Throughout
- South Facing Garden Plus Driveway And Garage
- Close To Millhouses Park And Ecclesall Woods
- Highly Regarded Schools Nearby Plus Excellent Selection Of Supermarkets All Within Easy Reach
- Dore Train Station Just A Short Drive Away
- Transport Links Into The City Centre Or Out Towards The Peak District
- Leasehold 300 Years From 1 May 1928
- Early Viewings Highly Recommended To Avoid Missing Out
- This Property Is SOLD AS SEEN And Will Be A Fantastic House For The Right Buyer



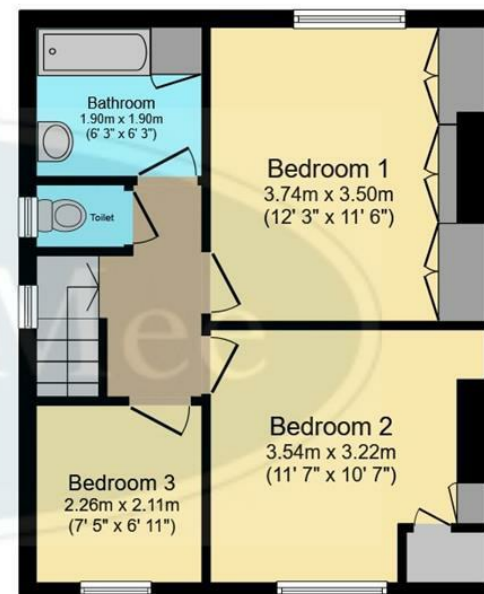






## Ground Floor

Floor area 60.2 m<sup>2</sup> (648 sq.ft.)



## First Floor

Floor area 40.3 m<sup>2</sup> (434 sq.ft.)

**TOTAL: 100.5 m<sup>2</sup> (1,082 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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