



WHITEHORNS
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50 Dobcroft Road, Millhouses

Sheffield

Guide Price £450,000 - £475,000

50 Dobcroft Road

Millhouses, Sheffield

An incredibly rare opportunity has arisen to purchase this substantial five double bedroom, two bathroom, semi detached family home. Having been tastefully extended to the side, rear and loft in recent years to create three super generous floors of accommodation that total an impressive 2,083 sq feet. With a spacious light and very versatile feel throughout that is set up perfectly to cater for the growing family market it's easy to say that viewing is absolutely essential to fully appreciate this wonderful property. Enjoying off road parking, cellars, garage, wonderful views to the front and larger than expected rear private sunny garden with sandstone terrace and stream at the bottom, number 44 is also available with the benefit of no upward chain and vacant possession on completion. Located on this well sought after residential road within the very heart of ultra popular Millhouses that enjoys the Council Tax band: D Tenure: Leasehold

- FABULOUS THREE DOUBLE BEDROOM TWO BATHROOM BAY WINDOWED SEMI-DETACHED HOME
- EASY TO CONVERT THE SECOND BATHROOM BACK TO A BEDROOM IF REQUIRED
- TASTEFULLY EXTENDED THROUGH THE YEARS TO THE SIDE AND REAR
- HUGE OPPORTUNITY AS NEIGHBOURING PROPERTIES HAVE DONE SO TO CONVERT THE EXISTING LOFT SUBJECT TO PLANNING
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING BOTH DOBCROFT JUNIORS AND SILVERDALE SECONDARY
- TWO FLOORS OF SUPER SPACIOUS ACCOMMODATION TALLING AN IMPRESSIVE 1,419 SQ. FEET







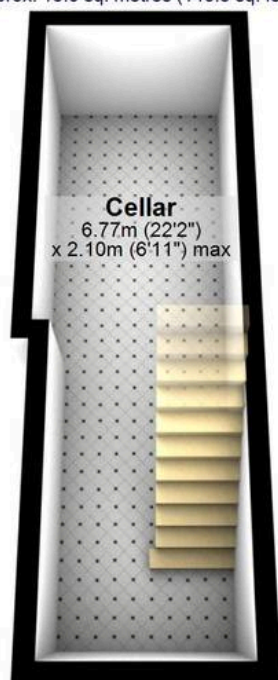
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Cellar

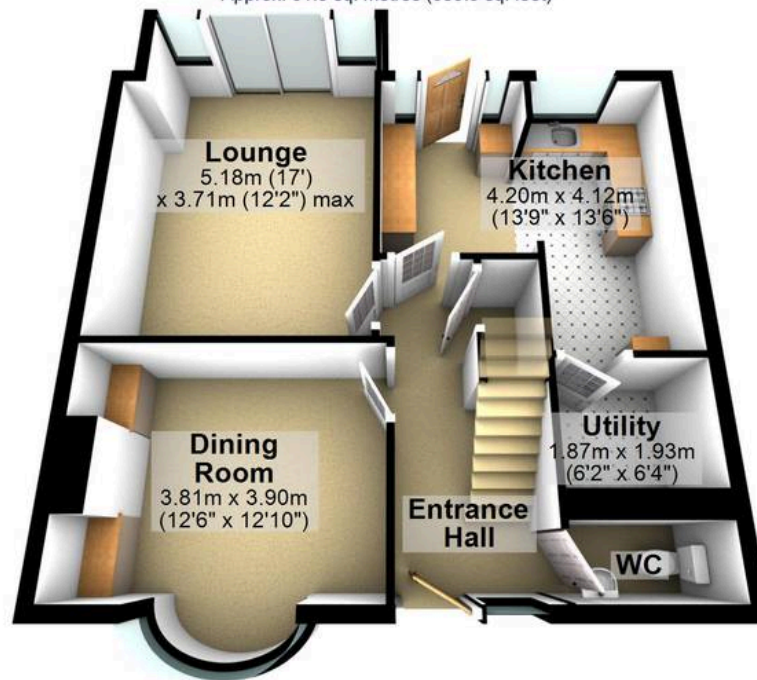
Approx. 13.6 sq. metres (146.8 sq. feet)



Cellar
6.77m (22'2")
x 2.10m (6'11") max

Ground Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



Lounge
5.18m (17')
x 3.71m (12'2") max

Kitchen
4.20m x 4.12m
(13'9" x 13'6")

Dining Room
3.81m x 3.90m
(12'6" x 12'10")

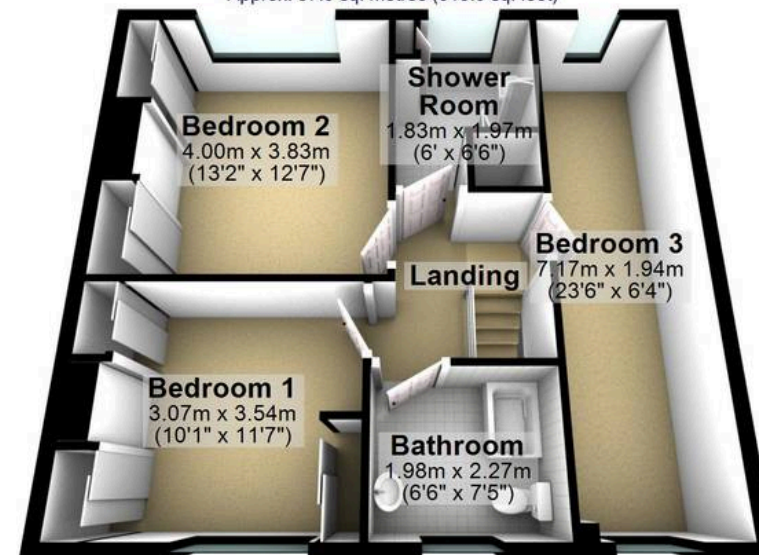
Utility
1.87m x 1.93m
(6'2" x 6'4")

Entrance Hall

WC

First Floor

Approx. 57.0 sq. metres (613.0 sq. feet)



Bedroom 2
4.00m x 3.83m
(13'2" x 12'7")

Shower Room
1.83m x 1.97m
(6' x 6'6")

Bedroom 3
7.17m x 1.94m
(23'6" x 6'4")

Landing

Bedroom 1
3.07m x 3.54m
(10'1" x 11'7")

Bathroom
1.98m x 2.27m
(6'6" x 7'5")

Total area: approx. 131.9 sq. metres (1419.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.