



**Springfield Road, SHEFFIELD**

**welcome to**

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Welcoming a beautiful semi-detached home located within walking distance of Millhouses park. Offering four bedrooms, excellent living accommodation and a large rear garden and driveway you do not want to miss this fantastic opportunity. This excellent home also retains its original features.



## Lounge

17' 7" into bay x 11' 4" maximum ( 5.36m into bay x 3.45m maximum )  
Front facing bay window with wood panelling. Open fireplace. GCH radiator.

## Dining Room

11' 10" maximum x 14' 4" maximum ( 3.61m maximum x 4.37m maximum )  
Rear facing double glazed window. GCH radiator. Capped fireplace.

## Kitchen

15' 6" maximum x 7' 2" maximum ( 4.72m maximum x 2.18m maximum )  
Rear and side facing double glazed windows with wood panelling. A side exterior door, space for a free standing washer, fridge freezer and oven and ample storage.

## First Floor Landing

Side facing large window. Access to master and bedroom 4 and family bathroom.

## Master Bedroom

14' 8" maximum x 11' 6" maximum ( 4.47m maximum x 3.51m maximum )  
Large front facing bay window which is double glazed with wood panelling. GCH radiator, two built in wardrobes.

## Bedroom 4

11' 9" maximum x 9' 3" maximum ( 3.58m maximum x 2.82m maximum )  
GCH radiator, rear facing double glazed window. Unique layout with a curved wall to this room.

## Family Bathroom

14' 6" maximum x 7' 2" maximum ( 4.42m maximum x 2.18m maximum )  
Soaker bath tub, walk in shower, low flush toilet, linen cupboard for storage. Side and rear facing obscured window.

## Second Floor Landing

Eaves storage, side facing velux window.

## Bedroom 2

14' 8" maximum x 9' 6" maximum ( 4.47m maximum x 2.90m maximum )  
Front facing double glazed UPVC window, GCH radiator.

## Bedroom 3

11' 6" maximum x 9' 6" maximum ( 3.51m maximum x 2.90m maximum )  
Rear facing double glazed window and a side velux window.

## Upstairs W.C

4' 2" maximum x 2' 6" maximum ( 1.27m maximum x 0.76m maximum )  
Low flush toilet and sink basin. Also provides small loft access.

## Cellar



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## Springfield Road, SHEFFIELD

- GUIDE PRICE £525,000 - £550,000
- FOUR BEDROOM SEMI-DETACHED HOME
- GENEROUS REAR GARDEN
- SOUGHT AFTER LOCATION
- 0.2 MILES FROM MILLHOUSES PARK

Tenure: Freehold EPC Rating: E

guide price

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SBC105917 - 0003

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