







39 Whirlowdale Crescent

Millhouses • Sheffield • S7 2NA

Asking Price £695,000

An extended 4 bedroom and 2 bathroom detached house commanding an enviable position with a generous size, south-west facing lawned garden, adjoining Ecclesall Woods. Situated on the corner of Whirlowdale Crescent and Dobcroft Road, extended historically, offering accommodation on two floors, measuring 2,033 sq.ft. Features include a stunning woodland backdrop, a new kitchen in 2018, a garden room extension, a home office, a master bedroom with an en-suite and a balcony, along with a gated driveway and a garage. Potential to convert the loft or extend further, subject to any necessary consents. Benefits from gas central heating, double glazing, a new roof to the garden room, and a security alarm. Carpets included. Freehold. On the ground floor, there is a reception hall with a solid oak floor and a cloakroom with a white WC, wash basin, Amtico flooring, and useful fitted cloaks cupboards. The lounge has a homely feel with warm, neutral, tones, finished with a Living Flame gas fire and a rear bay window with French doors onto a patio. An archway leads into a front dining room with a continuation of the decor. The breakfast kitchen was upgraded in 2018, having a range of grey coloured Shaker units with splash-back tiling and an oak effect floor. Included within the sale is an integrated single oven, a hob, extractor, built-in dishwasher, and a fridge. There is space for a table and chairs and an open plan design into a garden room with double glazing and patio doors onto the garden. The lounge, kitchen and garden room all have the benefit of a south-west facing garden and woodland outlook. Off the kitchen is a utility room with a Belfast sink and plumbing for a washing machine. A doorway leads into an inner lobby with shelving and space for a fridge and freezer. The ground floor is completed with a home office and a separate storeroom. On the first floor, there is a landing with a ceiling hatch, with a pull-down ladder, providing access to the loft. There is potential for a conversion, subject to consents. There is a master bedroom with fitted furniture, a rear balcony with views, and a modern en-suite shower room, which was renewed in recent years. There are a further two double bedrooms and a larger than average size fourth, single bedroom. The family bathroom has a white suite with a shower over the bath, a vanity wash basin, WC, and splash-back tiling. Outside, the property is set back from the road with gates opening onto a block-paved driveway for numerous cars. There is a single garage with useful storage space in the roof. At the rear, is a fabulous, lawned garden, generous in size, with well-stocked planted borders, a gate into Ecclesall Woods, two flagged patios and a greenhouse, which is included within the sale. Please note that there is Japanese Knotweed in the front and the rear garden, on a management plan, copies of which can be provided. The seller can provide more information for any interested parties. It is very unlikely that a buyer will be able to obtain a mortgage at this stage in the management plan, so cash buyers are preferable.



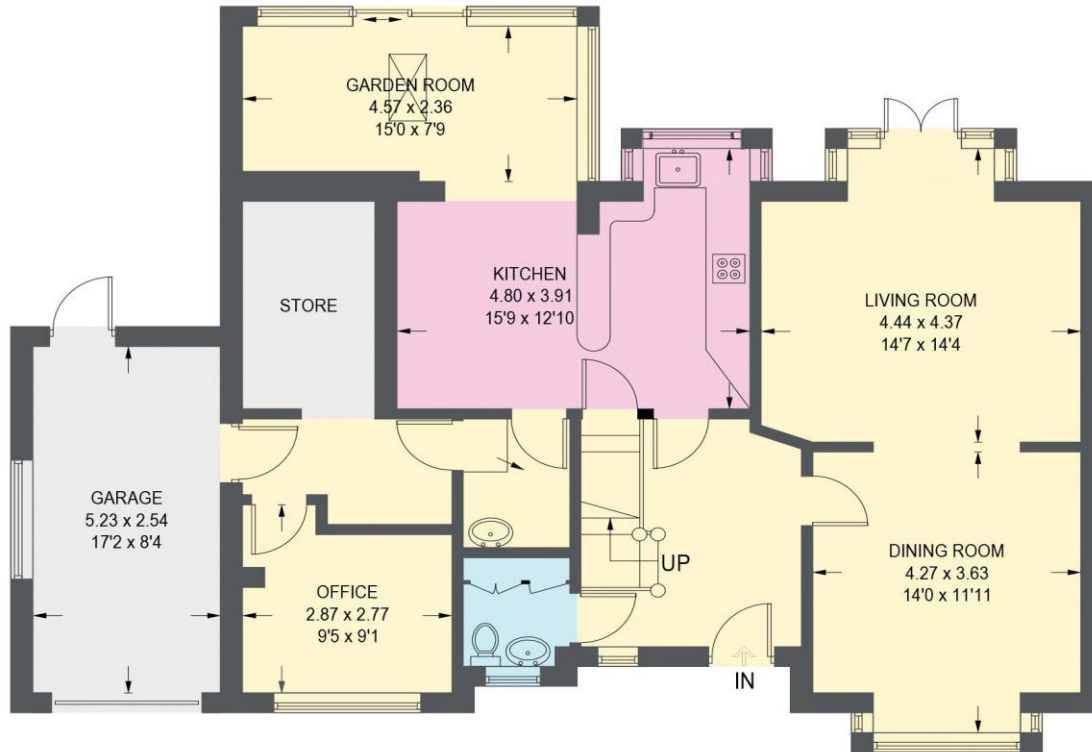


- Extended Detached House
- 4 Bedrooms & 2 Bathrooms
- Fabulous Location
- Adjoining Ecclesall Woods
- Generous Size South-West Garden
- Home Office & Garden Room
- Gated Driveway & Garage
- Potential to Convert the Loft
- Freehold
- Highly Regarded Local Schools

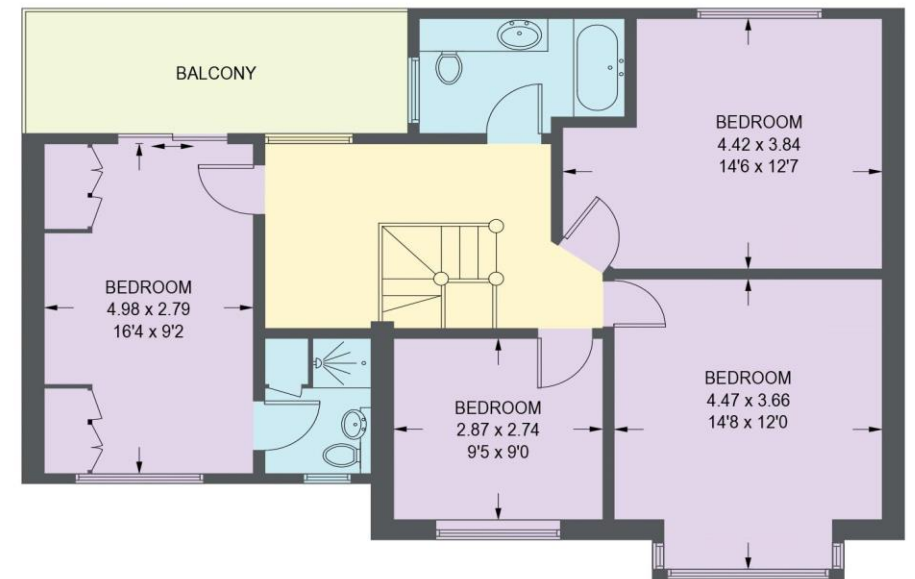


39 WHIRLOWDALE CRESCENT

APPROXIMATE GROSS INTERNAL AREA = 188.9 SQ M / 2033 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
113.6 SQ M / 1223 SQ FT



FIRST FLOOR = 75.3 SQ M / 810 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



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