





117 Millhouses Lane

Millhouses • Sheffield • S7 2HD

Guide Price £675,000 - £700,000.

Offering fabulous potential is an impressive 5 double bedroom, Edwardian semi-detached family home located within a sought-after location in Millhouses, S7. Generously proportioned accommodation, effectively extended to create a flexible family home arranged over 3 levels, complemented by stunning period features. Benefits from an extensive south facing rear garden, driveway, and car port. Benefits from gas central heating and log burning stove, solar panels, majority double-glazing, and a security alarm, whilst requiring a scheme of general improvement. Freehold. An impressive hallway styled with marble and original features leads through to two reception rooms, a bay fronted lounge featuring a log burning stove, a light and airy room with a feature fireplace, offering versatility, with direct access through French doors to the garden. The kitchen has fitted units and additional built-in storage with an integrated oven, gas hob, an dishwasher, with a separate breakfast island. A side extension creates a garden room, filled with natural light and pleasant views, offering alternative front door access to the car port and ground floor WC. A generous cellar with several rooms creates potential to convert, subject to consents. The cellar currently offers storage space and houses the boiler. The first floor comprises of three double bedrooms with a master en-suite shower room and stunning garden views to the rear. The family bathroom is equipped with freestanding roll top bath and separate WC. Stairs rise to a second-floor landing leading to a further two double bedrooms. Externally, there is a front garden and driveway with a carport providing off street parking for multiple vehicles. At the rear is an impressive, generous size, south facing garden predominantly laid to lawn, filled with established planting and borders. Millhouses Lane is ideally placed for local shops and amenities, close to Millhouses Park and Ecclesall Woods, providing excellent walks, highly regarded local schools, public transport, recreational facilities, and access to the city centre, hospitals, universities, train stations and the Peak District.

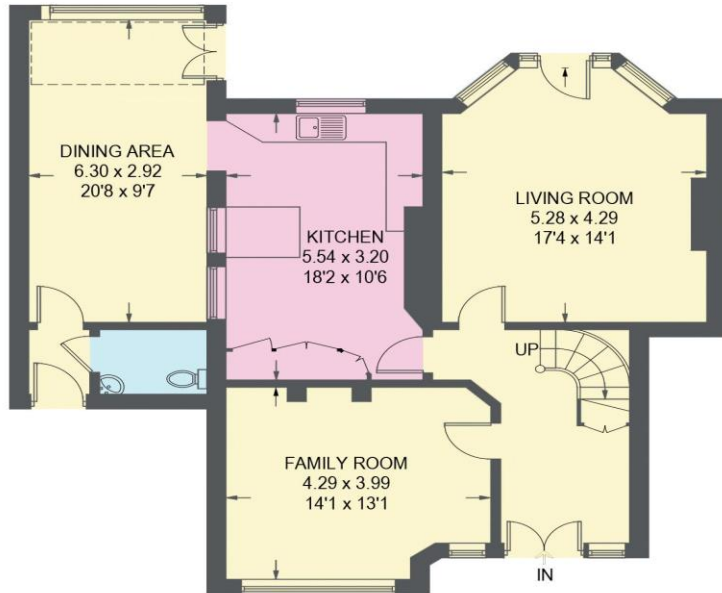


- Edwardian Semi-Detached Family Home
- Sought-After Location in Millhouses
- 5 Double Bedrooms & 2 Bathrooms
- Original Period Features
- Requires Work with Fabulous Potential
- Generously Proportioned Over 3 Floors
- Driveway & Car Port
- Generous Size South Facing Rear Garden
- Freehold
- Council Tax Band E, EPC C

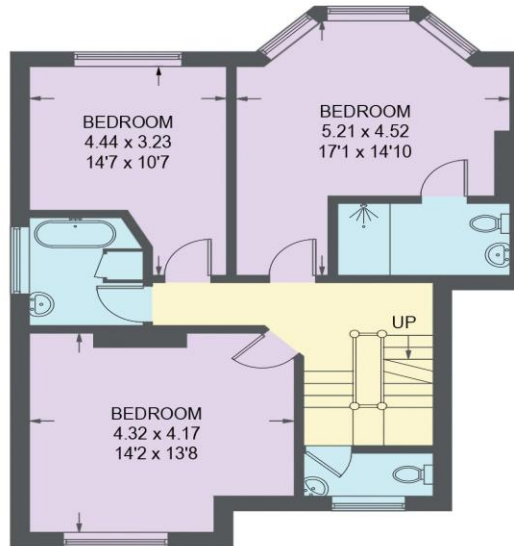


117 MILLHOUSES LANE

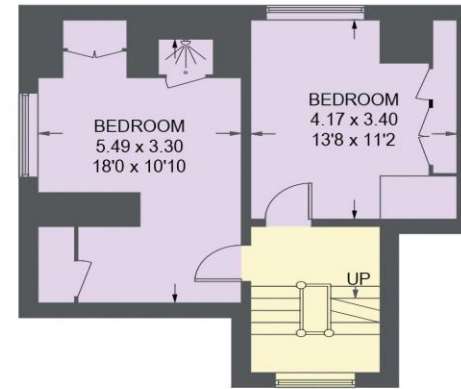
APPROXIMATE GROSS INTERNAL AREA = 225.4 SQ M / 2425 SQ FT



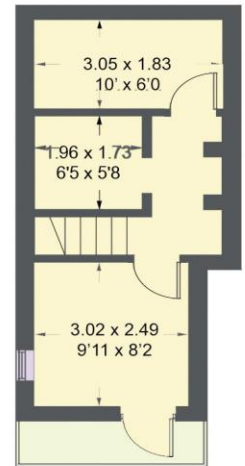
GROUND FLOOR = 92.8 SQ M / 999 SQ FT



FIRST FLOOR = 68.6 SQ M / 738 SQ FT



SECOND FLOOR = 41.0 SQ M / 441 SQ FT



CELLAR
23.0 SQ M / 247 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.