







91 Whirlowdale Road

Millhouses • Sheffield • S7 2NF

Guide Price £530,000 - £550,000

Occupying an enviable corner location within walking distance of Millhouses Park and Ecclesall Woods, is an attractive, larger size 3-bedroom detached family home built in 1958. Retaining many period features, this well-maintained property offers flexible accommodation with the benefit of a conservatory, wraparound garden, driveway, and garage. Benefits from gas central heating and double glazing but requires some updating in part. There is potential to extend and convert the loft, subject to consents. Highly regarded local schools. No chain. Freehold. The open plan versatile living area is presented in bright, neutral tones, filled with natural light and views of the wraparound garden. An L shaped room which creates space for a dining table, complemented by a feature fireplace. The spacious dining kitchen is presented with a range of neutral units topped with contrasting worktops and space with plumbing for freestanding appliances. Adjoining the kitchen is an attractive conservatory, which overlooks the rear garden. The first-floor has three bedrooms with superb far reaching woodland views to the rear. The main bedroom is generously proportioned with dual aspect windows, fitted with full-length built-in wardrobes. The bathroom is equipped with a traditional white suite, overhead shower, tiled walls, and built-in storage, with a separate WC. The landing has a ceiling hatch with a pull-down ladder to the loft, offering scope for conversion, subject to consents. Externally, there is a landscaped rear garden with steps down from the conservatory and access to the garage. A wraparound garden bordered by established Beech hedging creates privacy, with a driveway creating off street parking for multiple vehicles leading to the garage accessed from Pingle Avenue. Whirlowdale Road is a highly sought-after tree-lined road, well-placed for highly regarded local schools, Ecclesall Woods and Millhouses Park, further recreational facilities, local shops and amenities, public transport, and access to the city centre, hospitals, universities, and the Peak District.



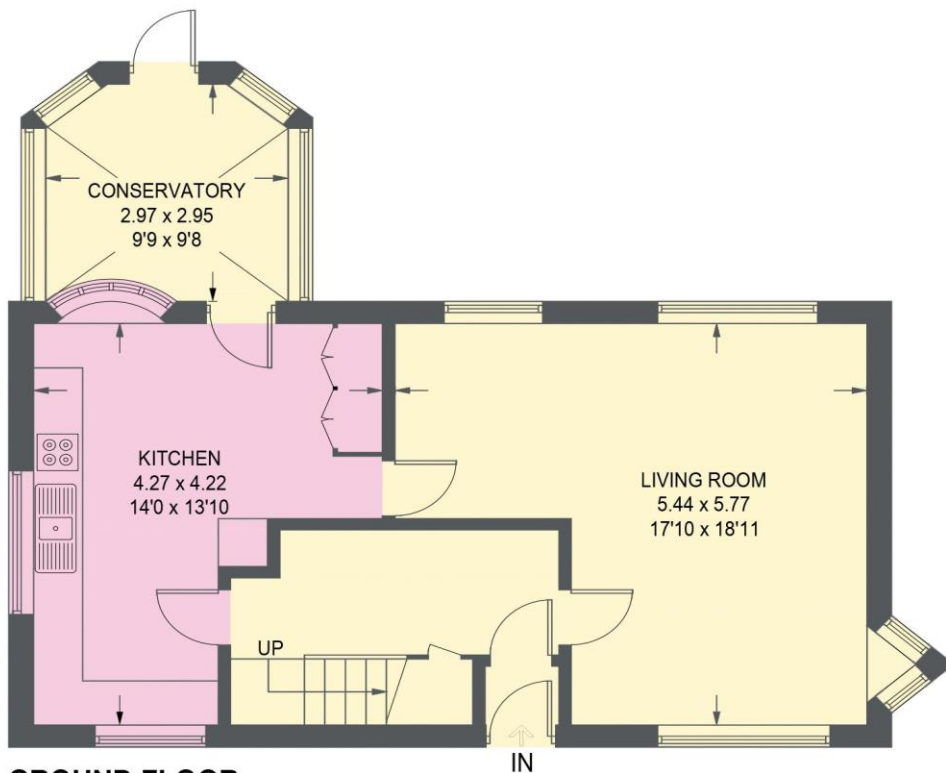


- Spacious Detached Family Home
- Close to Millhouses Park & Ecclesall Woods
- Larger Size Rooms with 3 Bedrooms
- Potential to Convert the Loft and Extend
- Light & Airy Flexible Living Space
- Beautiful Gardens to 3 Sides
- Driveway for Multiple Vehicles & Garage
- Highly Regarded Local Schools
- Freehold & No Chain
- Council Tax Band E, EPC TBC

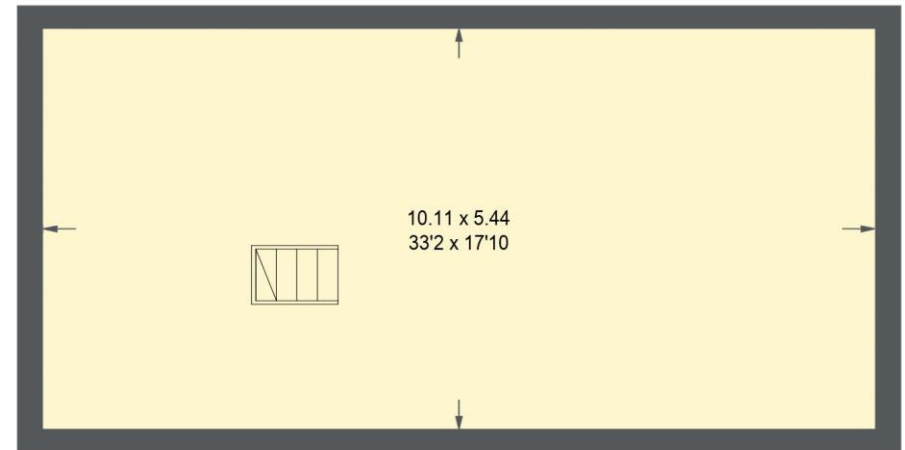


91 WHIRLOWDALE ROAD

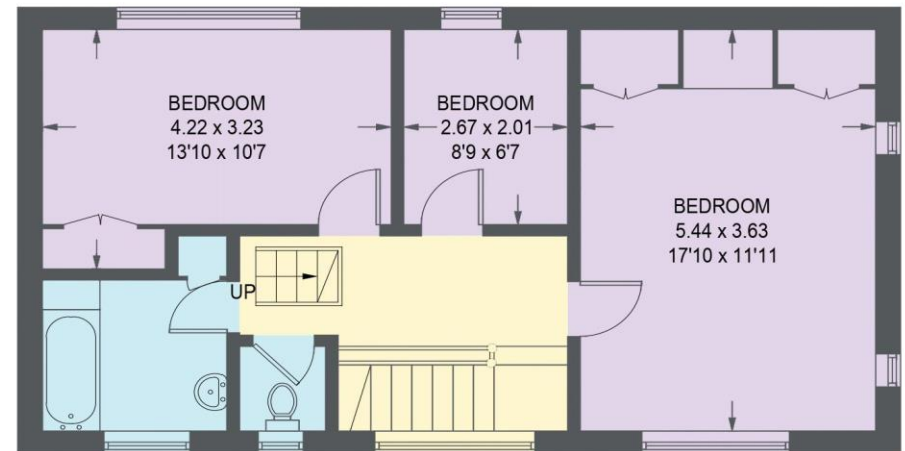
APPROXIMATE GROSS INTERNAL AREA = 175.3 SQ M / 1886 SQ FT



GROUND FLOOR
64.7 SQ M / 696 SQ FT



LOFT SPACE
55.3 SQ M / 595 SQ FT



FIRST FLOOR
55.3 SQ M / 595 SQ FT

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



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