











## 51 Archer Road

Millhouses • Sheffield • S8 0JT

Guide Price £215,000 - £225,000

A stunning 3-bedroom, extended mid terraced house located close to Millhouses Park. Beautifully presented over three floors with a ground floor rear kitchen extension with a stylish, modern kitchen and an open plan design, as well as having a separate front reception room, a lovely bathroom, and a rear garden, ideal for entertaining. Benefits from combination gas central heating and double glazing. Close to an array of shops with car parking on Archer Road and Ulverston Road at the rear. Viewing recommended. The ground floor comprises of an elegant, light and airy bay fronted reception room, centred around a contrasting focal feature fireplace. The reception rooms offer versatility with the front currently being used as the dining room. Located to the rear is the hub of the home, an open living space adjoining the extended kitchen, complemented by an impressive stone fire surround, creating a flexible, cosy family space. The kitchen is fitted with a range of shaker style units, topped with wood effect worktops, along with an integrated oven, induction hob, slimline dishwasher, and washing machine. The first floor comprises two bedrooms, the main double bedroom is designed in warm tones with a neutral carpet, and walk-in closet. A second, smaller bedroom features white walls and a laminate floor, and is ideal for child's bedroom, a home office, or a dressing room. The bathroom is equipped with a 3-piece white suite including a roll-top bathtub and rainfall shower, partially tiled, along with a heated towel rail. Stairs lead from the landing to a further second floor double bedroom, filled with natural light courtesy of a Velux window. Externally, there is a forecourt garden and an enclosed rear garden, designed with wooden decking, providing a private outdoor space in which to relax, fitted with a rear gate.









- Stunning Mid Terraced Property in Millhouses
- 3 Beautifully Presented Bedrooms
- Modern Bathroom with a Roll Top Bath
- Fabulous Open Plan Extended Kitchen
- Modern Fitted Kitchen
- Arranged Over 3 Levels
- Combination Boiler & Double Glazing
- Attractive Rear Garden
- Leasehold with 672 years remaining
- Council Tax Band A, EPC Rating E





# 51 ARCHER ROAD

APPROXIMATE GROSS INTERNAL AREA = 92.5 SQ M / 996 SQ FT

CELLAR = 16.1 SQ M / 173 SQ FT (EXCLUDING NO ACCESS CELLAR)

TOTAL = 108.6 SQ M / 1169 SQ FT

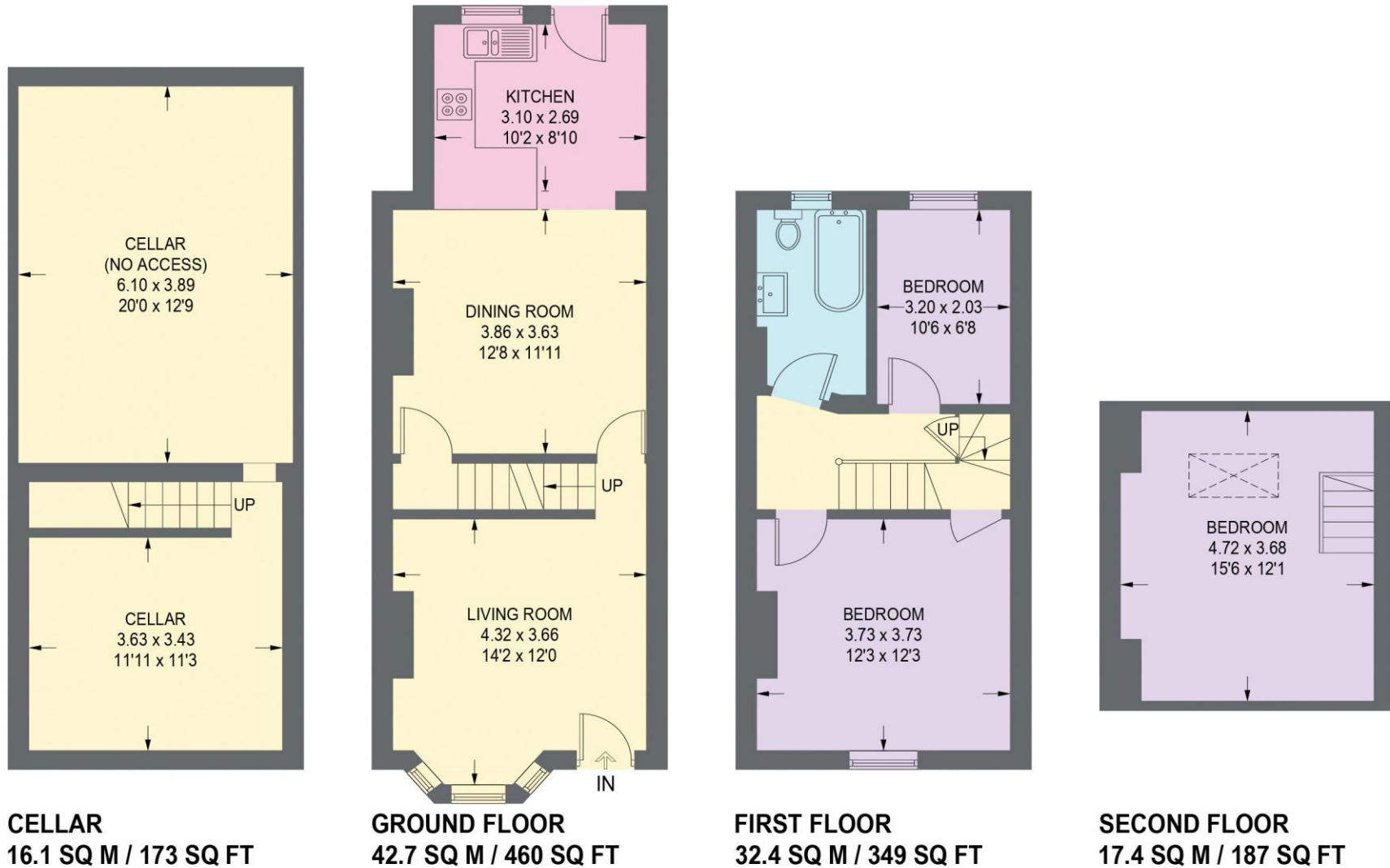


Illustration for identification purposes only,  
measurements are approximate, not to scale.



**haus**

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