









## 95 Archer Road

Millhouses • Sheffield • S8 0JX

Guide Price £250,000 - £265,000

A 3 bedroom brick built semi-detached house situated close to Millhouses Park. Built in 1992, over three floors, with a light and airy interior. Benefits from gas central heating with a combination boiler and uPVC double glazing. Southeast facing enclosed rear garden. Block-paved driveway leading into a larger size garage. Sought-after location. Freshly decorated with carpets and blinds included in the sale. Freehold. No Chain. An entrance door opens into a reception hall with useful understairs storage and a cloakroom with a WC. Stairs rise to a first-floor landing with a useful storage closet, a lounge, and the dining kitchen. The lounge has a light oak laminate floor and rear windows, including patio doors, catching the morning sun, and opening onto the garden. The dining kitchen has a range of fitted units with new worktops and a new sink unit, splash-back tiling, and a range of appliances, which are included within the sale. Included is a new oven, a 4-ring gas hob with an extractor above, along with a freestanding dishwasher and washing machine. Stairs rise from the first-floor landing to the second-floor landing with a ceiling hatch to the loft. There are three bedrooms including a master bedroom with double fitted wardrobes, along with a bathroom with a white suite. The bathroom has a shower above the bath with a shower screen, a wash basin, and WC. Outside, there is a block-paved front driveway, leading into a larger size garage, which houses the combination boiler. Side access leads into a gated, southeast east facing lawned rear garden with a patio. Archer Road is well-served by local shops and amenities including Tescos, Sainsburys and Aldi, highly regarded schools, recreational facilities including Millhouses Park, public transport, and access links to the city centre, train stations, hospitals, universities, and the Peak District.









- 1990's Brick Semi-Detached
- 3 Bedrooms
- Light & Airy Interior
- Combi Boiler & Double Glazing
- Southeast Facing Rear Garden
- Block-paved Drive & Larger Garage
- Close to Millhouses Park
- Freehold
- No Chain
- EPC Rating C. Council Tax C

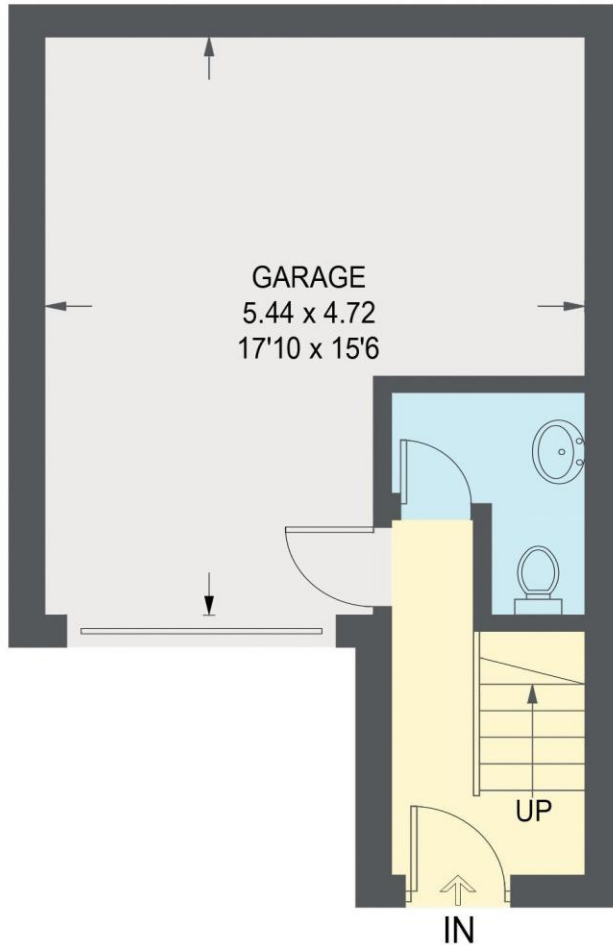




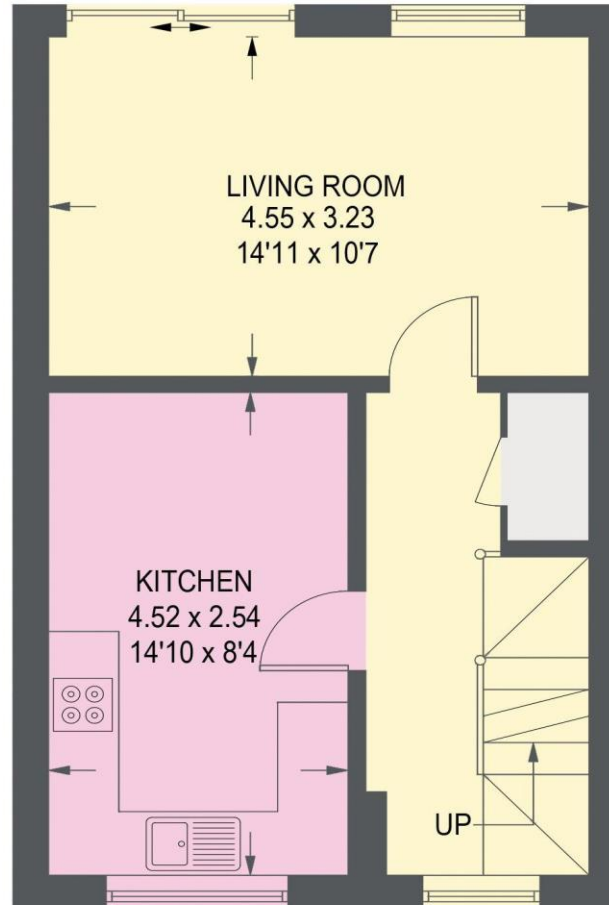


# 95 ARCHER ROAD

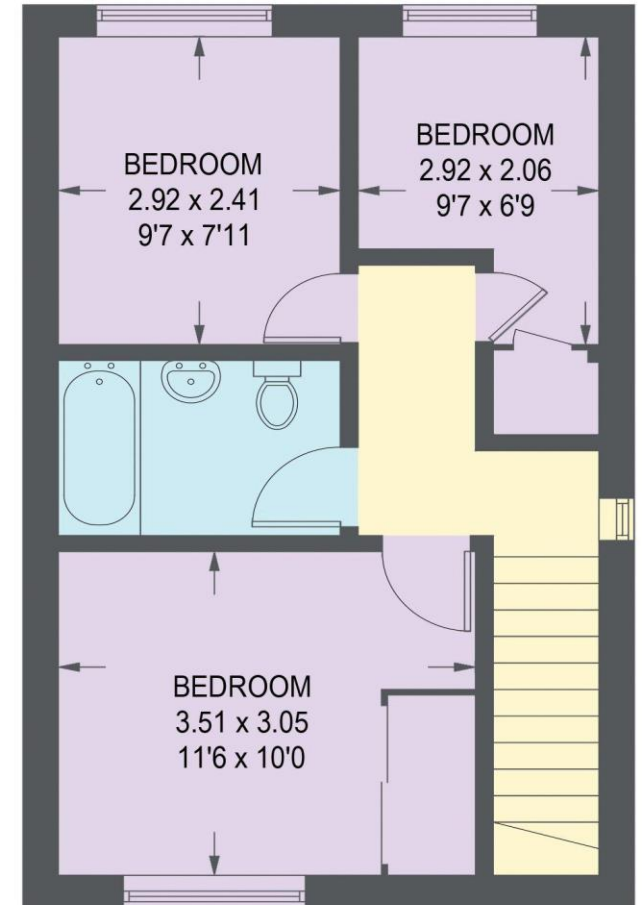
APPROXIMATE GROSS INTERNAL AREA = 102.1 SQ M / 1099 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR**  
**29.2 SQ M / 314 SQ FT**



**FIRST FLOOR**  
**36.6 SQ M / 394 SQ FT**



**SECOND FLOOR**  
**36.3 SQ M / 391 SQ FT**

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





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