







7 Dobcroft Avenue

Sheffield • South Yorkshire • S7 2LW

Offers in the Region Of £450,000

Occupying an enviable corner location, a stone's throw from Millhouses Park is a 3 bedroom semi detached family home. Offering fabulous potential to develop or extend subject to necessary building consents. Features a generous driveway and stunning, generously sized landscaped rear garden. Benefits from original features, combination gas central heating and double glazing. The ground floor comprises 2 good sized reception rooms, both complemented by original feature fireplaces with French doors to the rear opening out onto the stunning landscaped garden. The kitchen is fitted with a range of wooden units, providing space for appliances and generous under stairs walk in pantry. The first-floor features 2 double bedrooms and a smaller third bedroom, ideal for a child or home office. The shower room has been recently installed, providing a walk in rainfall shower. Externally a hard standing driveway creates off street parking for multiple vehicles, also providing potential to extend subject to necessary consents. To the rear of the property is a south facing, fully enclosed garden bordered by established hedging, attractive, colourful planting and garden shed. A generous, private outdoor space, ideal for families. Dobcroft Avenue is an extremely popular road, well-placed for highly regarded local schools, Millhouses Park and Ecclesall Woods, further recreational facilities, local shops and amenities, public transport, and access to the city centre, hospitals, universities, and the Peak District.



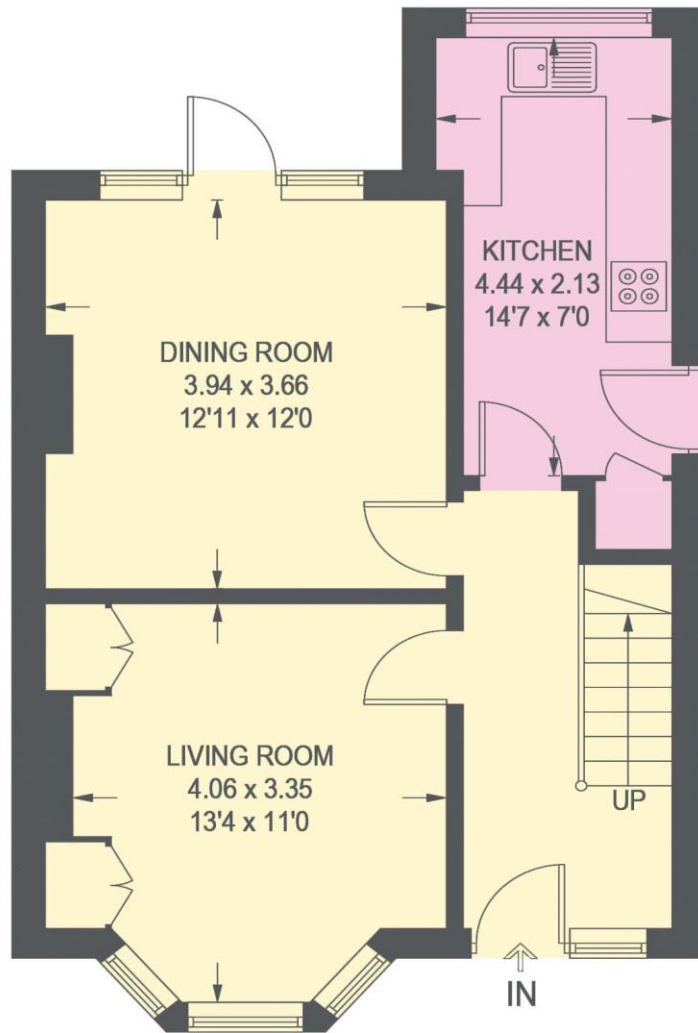


- Semi Detached Family Home in Millhouses
- Occupying An Envidable Corner Location
- Offering Fabulous Potential
- 3 Bedrooms & Family Bathroom
- 2 Reception Rooms
- Original Features & Character
- Generous Driveway
- Stunning Landscaped Garden
- Leasehold 300 years 01/05/1926 £3pa
- Council Tax Band D, EC TBC

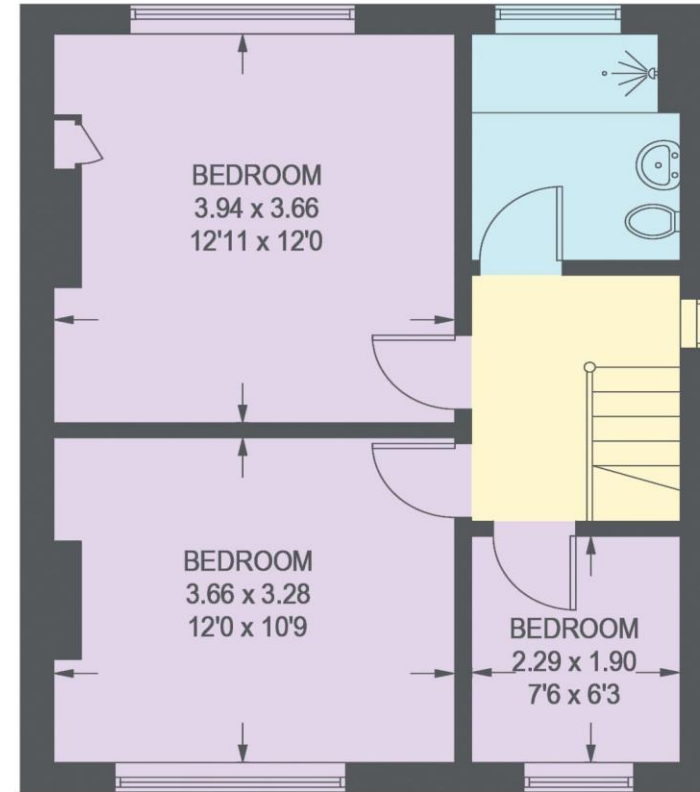


7 DOBCROFT AVENUE

APPROXIMATE GROSS INTERNAL AREA = 89.7 SQ M / 965 SQ FT



GROUND FLOOR = 47.5 SQ M / 511 SQ FT



FIRST FLOOR = 42.2 SQ M / 454 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.



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