



107, Millhouses Lane, Sheffield, S7 2HD

# 107, Millhouses Lane

Sheffield, S7 2HD

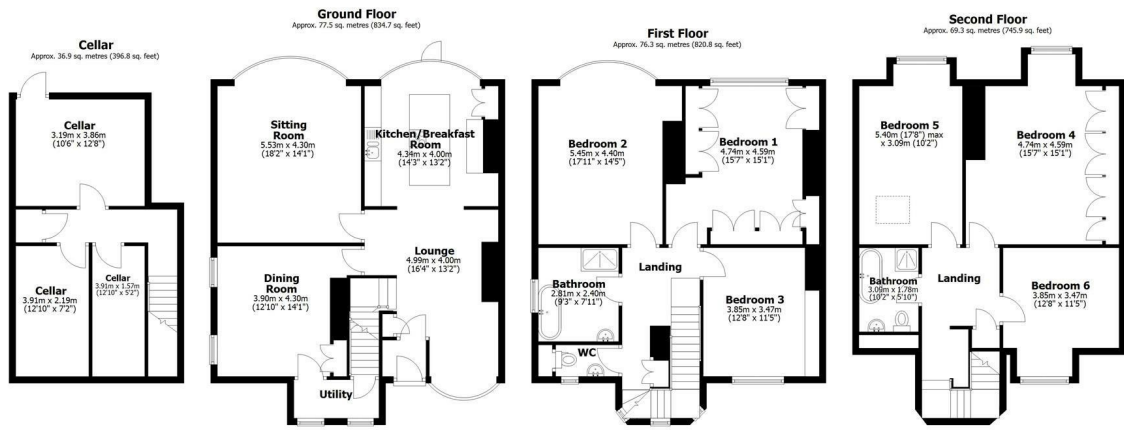
## Description

An attractive, Edwardian family home offering an impressive 2798 square feet of generously proportioned accommodation that is laid out over three floors. Due to the size of the property it is suggested that there is plenty of space for those who now spend some time working from home to utilise one (or two) of the six double bedrooms as a home office if required. The property has retained much of its original charm and splendour with attractive fireplaces found in many of the rooms, parquet flooring in the reception hall, original covings and the current vendor (one of only two owners since construction) has also recently upgraded the luxurious second floor bathroom. It is suggested that some of the original windows are in need of replacement yet there is a modern gas central heating system. The south facing plot is magnificent, perfect for energetic children or keen horticulturists who will appreciate the mature shrubs and potential to create the garden of their dreams. Millhouses is such a popular area, the home of some of the cities most desirable state schools and on the edge of the ancient Ecclesall Woods with numerous walking trails that act as the gateway to the beautiful surrounding countryside of the Limb Valley. The local park is found close by and with its thriving cafe and numerous sporting facilities it is always a popular place to visit, whatever the weather conditions. The centre of Millhouses offers regular transport links into town, three multi national supermarket chains and a number of well regarded pubs, cafes and restaurants that combine to make this area one of Sheffield's most desirable places to live. It is suggested that with a little TLC this home could be the perfect place to raise your family.

- Superb south facing garden that extends a long way back from the house and features mature shrubs and fruit trees.
- Six good double bedrooms offering flexibility in the way they can be used.
- Two bathrooms and a separate W.C on the first floor.
- Open plan dining hall (used as a sitting room) and bespoke kitchen overlooking the pretty gardens.
- Sitting room with rear bay and garden view and separate dining room with access to a utility room and cellarhead.
- No onward chain and a close proximity to some of the cities most desirable state schools.
- Block paved off road parking.
- Many attractive original features including fireplaces, flooring, covings and windows.
- Majority single glazing that requires some work (partial double glazing installed) and gas central heating.
- Freehold, Council Tax Band F and EPC rating D62.







Total area: approx. 260.0 sq. metres (2798.2 sq. feet)  
 All measurements are approximate  
 Yorkshire EPC & Floor Plans Ltd  
 Plan produced using PlanItip.  
**107 Millhouses Lane**



**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.