

45, Hastings Road, Sheffield, S7 2GT

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Description

A gorgeous, stone built semi detached property which offers everything a growing family requires with regards location and space. With a recent basement conversion providing valuable extra room to the property which now offers an expansive 2698 square feet of accommodation spanning four floors.

The property has a lovely finish throughout and benefits from the typical period features that you find in a Victorian property. The ceiling heights and room proportions are all generous and by opening the back wall in the dining room the current owners have created the ubiquitous, open plan, dining kitchen which is perfect for entertaining and the modern way of life.

In the front lounge there are bespoke 'Plantation Style' shutters that frame the impressive bay window and a wood burning stove helps to create a warm and cosy feel in the winter months. The basement conversion has added over 521 square feet to the property and features a utility room, large sitting room and it even has a separate gym area.

The basement has under floor heating while the rest of the property runs off a boiler. There is also a charming Aga in the kitchen that provides a welcoming feel to the kitchen area and, alongside the wood burner in the lounge, a warm and cosy feel in winter.

There are five bedrooms over floors one and two although the smallest bedroom, on the first floor, would probably be better purposed as a home office or dressing room due to its size. The luxurious principal bedroom has fitted wardrobes flanking the fireplace and even comes with its own ensuite shower room and the family bathroom is of a great size and includes a full suite alongside an additional shower enclosure. Externally there is off road parking to the front, where an EV charger can also be found and, to the rear, there is a pleasant terrace area, perfect for outdoor dining, opening onto a lawn with a storage building/old washhouse. at the foot of the plot. Crucially, the rear garden enjoys a south, south westerly facing orientation and is the perfect size for the family market.

Location

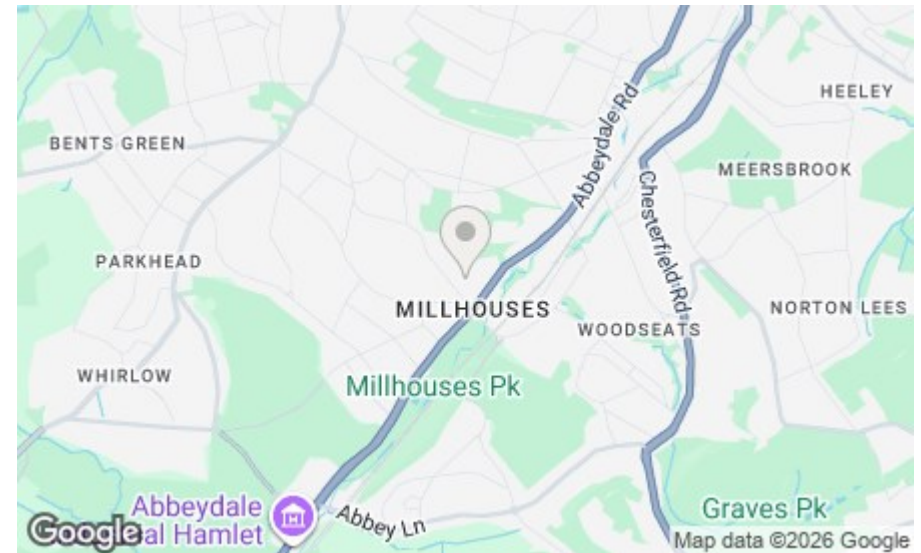
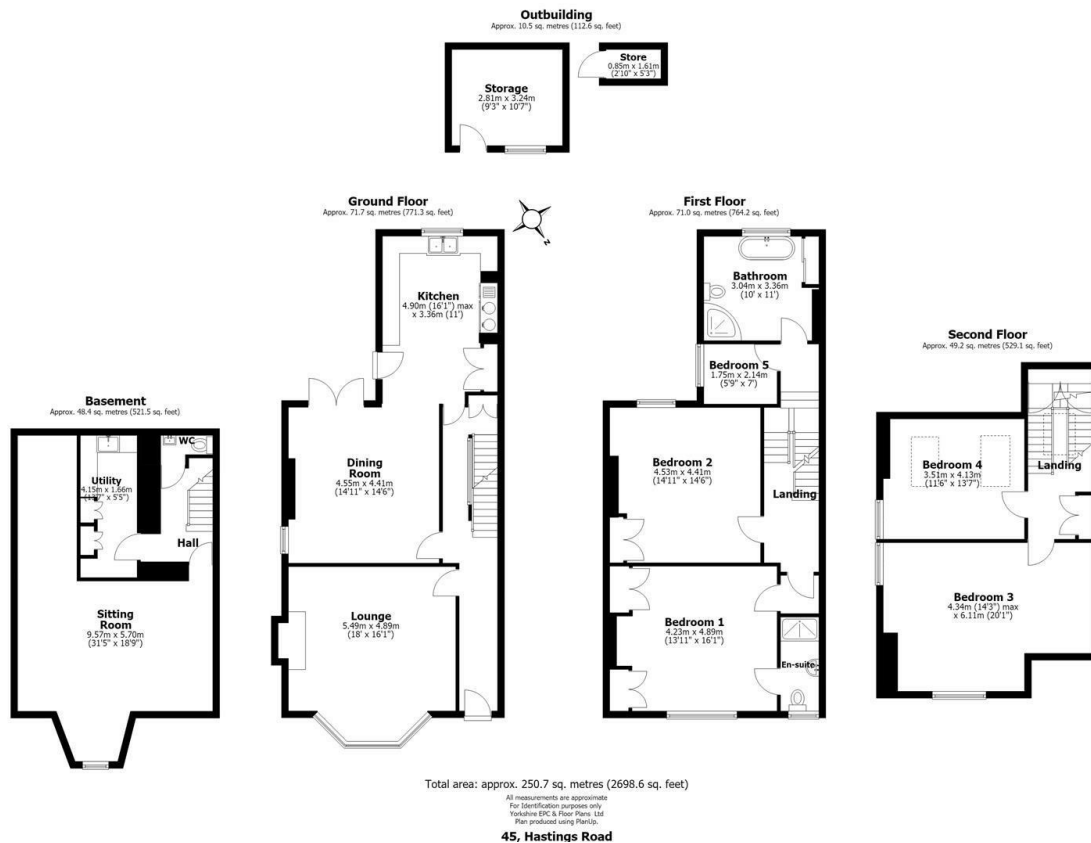
Millhouses is a hugely popular suburb, found in the desirable south west sector of the city. With an excellent array of local amenities it is primarily known for its sizeable park that offers super sporting facilities including tennis and basketball courts, a Crown Green bowling club and its own cricket pitch. The area is also home to a thriving bakery alongside a number of popular pubs, cafes and restaurants that combine to make the area such a great place to live. There are also three national supermarket chains on your doorstep, scenic walks to be had in the surrounding woodland and there is the convenience of a number of transport links including bus services that can whisk you into the centre of town in under twenty minutes and a train station, a little further out of town, towards Dore Village that provides speedy links to Manchester via some of the pretty Peak Park Villages.. Families often choose to set up home here due to the excellent school catchment with Dobcroft Primary, Mercia, High Storrs and Silverdale all being found close by however parents should always check catchment via the city council to be certain of obtaining a place. You will find that Millhouses is the perfect backdrop to this fine period home.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by







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