



254 Dobcroft Road, Sheffield, S11 9LJ

Saxton Mee

# 254 Dobcroft Road

Guide Price

## £600,000

GUIDE PRICE: £600,000-£650,000

Set on an impressive approximate 0.25 acre plot on one of South West Sheffield's most sought after streets, this spacious four bedroom detached property presents an exciting opportunity for buyers looking to create their dream home. Perfectly positioned for access to local green spaces including the ancient Ecclesall Woods and Millhouses Park, the location also benefits from excellent transport links to the city centre and the Peak District. The area is also renowned for its excellent local schools.

The property opens into a welcoming porch and entrance hallway, complete with an entertainment bar and a downstairs WC. At the front is a dining area which flows seamlessly into the bright living room at the rear, enjoying views across the vast garden. The kitchen is fitted with cabinets and offers access to the utility room and integral garage. This floor also includes a dedicated office with a spiral staircase leading to the lower ground level.

The basement offers a substantial footprint and huge potential, with patio doors onto the rear terrace. This area requires considerable refurbishment and is not for the faint-hearted, ideal for conversion into additional living space, a gym, games room, or workshop.

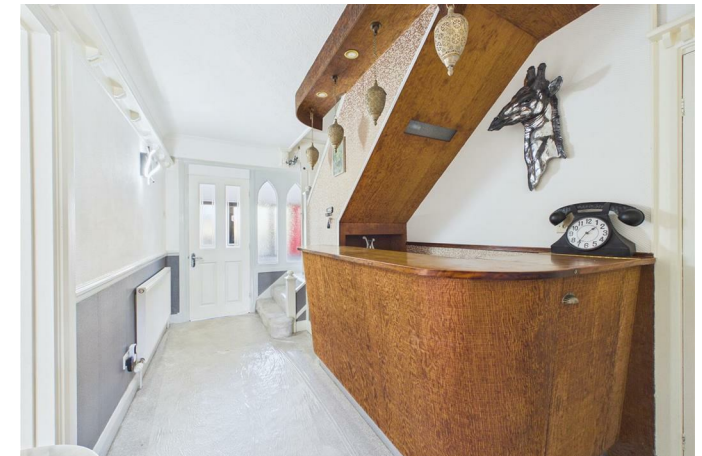
Upstairs, the first floor hosts three double bedrooms and a fourth single bedroom. The family bathroom includes a separate bath and shower, pedestal wash basin, and a separate WC. A drop down ladder gives access to the boarded loft with three sections for storage.

Externally, a large driveway leads to the front. To the rear, an outbuilding with electrics provides storage alongside a dog kennel. The tiered garden is overgrown but offers excellent potential.

Some areas, including the basement, garden, and roof, require substantial work, making this a project for those ready for a significant challenge. Offered with no onward chain.



- Situated on approximately 0.25 acres on one of South West Sheffield's most sought-after streets
- Four-bedroom detached property offering outstanding potential to create a dream home
- Superb location close to Ecclesall Woods, Millhouses Park, excellent transport links, and top local schools
- Well-proportioned ground floor with open-plan dining and living areas, kitchen, utility, office, and downstairs WC
- Extensive basement level with patio doors—ideal for conversion into extra living space, gym, games room or workshop (requires significant refurbishment)
- First floor features three double bedrooms, one single bedroom all with fitted wardrobes, bathroom, separate WC
- Offered for sale with no onward chain
- **NEEDING EXTENSIVE WORKS ON THE LOWER GROUND LEVEL**







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