



EST. 1840

**EADON LOCKWOOD & RIDDLE**  
SALES • LETTINGS • SURVEYS



**34 Periwood Avenue, Millhouses, Sheffield, South Yorkshire, S8 0HY**

# 34 Periwood Avenue, Millhouses, S8 0HY

Occupying an enviable position, close to the end of this charming cul de sac and having little in the way of passing traffic this exceptional and extended family home has a wealth of accommodation over two floors. The property boasts an impressive ground floor footprint ideal for families or entertaining including a substantial, centrally heated conservatory which overlooks the delightful and sunny south westerly facing garden. Located a short stroll away from the excellent amenities in Millhouses including award winning pubs and restaurants, there are also highly regarded local schools and the open green spaces of Millhouses Park to enjoy. Regular transport links can whisk you into the city centre in under twenty minutes and a short drive in the other direction leads out towards the breath-taking scenery of the Peak District National Park.

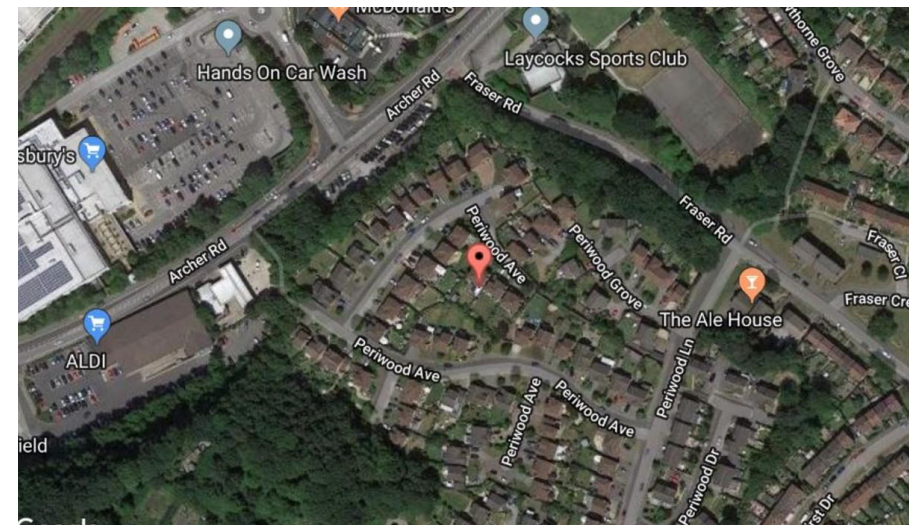
- Low maintenance south, south westerly facing gardens with level lawn
- Versatile study/playroom
- Sitting room with bay window and double doors to the hall or breakfast room
- Breakfast room leads through to conservatory or kitchen
- Large conservatory utilised as a dining room
- Breakfast kitchen with modern units (negotiable on white goods) and pantry
- Four bedrooms with built in wardrobes
- Master suite includes a walk-through dressing room and ensuite shower room
- Two modern bathrooms and a ground floor W.C
- Off road parking for at least four cars







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd 62018



### 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



**EADON LOCKWOOD & RIDDLE**  
SALES • LETTINGS • SURVEYS

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.