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13 Rex Avenue, Millhouses
Sheffield

Guide Price £385,000 – £395,000

13 Rex Avenue

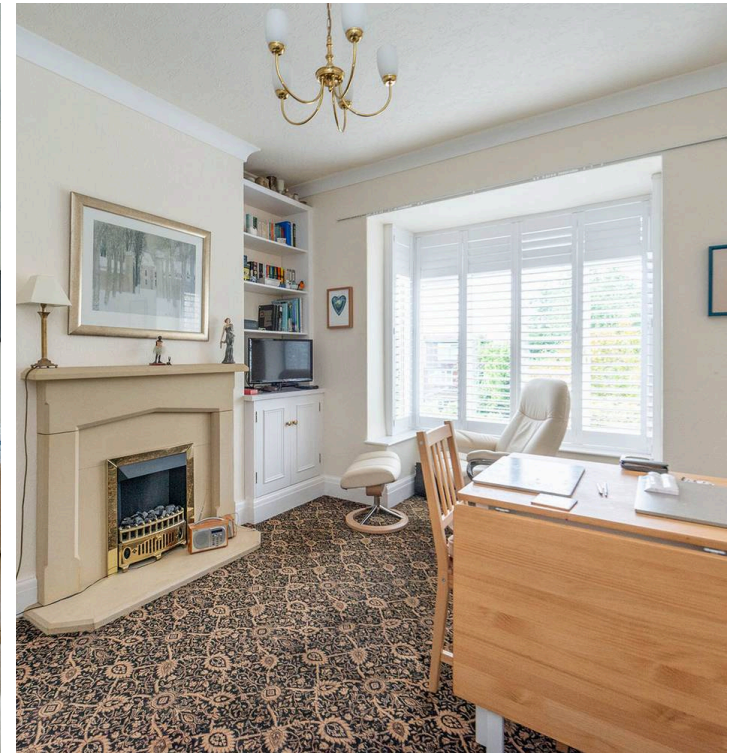
Millhouses, Sheffield

GUIDE PRICE £385,000-£395,000 An incredibly rare opportunity has arisen to purchase this well presented and very deceptive, three bedroomed, double bay windowed, semi detached family home. Having been tastefully finished throughout the years by vendors but allowing further opportunities for the new buyers to further explore additional extensions to the side, loft and rear as neighbouring properties have done (subject to planning) to create a personalised finished forever home. Enjoying a super spacious and light feel throughout the two floors of accommodation together with some breathtaking views to the rear number 13 also enjoys off road parking, car port and garage and wonderful rear private garden. Located on this quiet tucked away no through cul des sac within the heart of ultra popular Millhouses, the property is within catchments for Dobcroft Junior and Silverdale/Mercia secondary all rated highly by Ofsted.

Council Tax band: C

Tenure: Leasehold

- FABULOUS THREE BEDROOM BAY WINDOWED SEMI-DETACHED FAMILY HOME
- SENSATIONAL REAR VIEWS TOWARDS THE PARK AND BEYOND
- QUIET CUL DE SAC POSITION IN THE VERY HEART OF ULTRA POPULAR MILLHOUSES
- PERFECT FOR THE GROWING FAMILY MARKET LOOKING FOR A FOREVER HOME
- EXCELLENT SCHOOLING CATCHMENTS







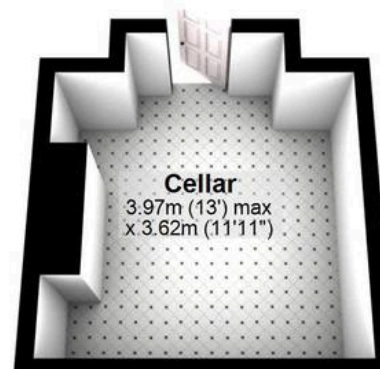
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Cellar

Approx. 13.4 sq. metres (144.6 sq. feet)



Cellar

3.97m (13') max
x 3.62m (11'11")

Garage

Approx. 10.1 sq. metres (108.5 sq. feet)

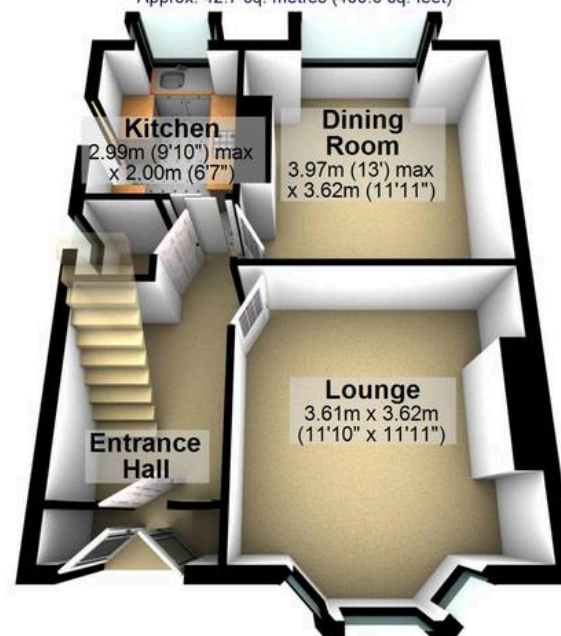


Garage

4.50m x 2.24m
(14'9" x 7'4")

Ground Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Kitchen

2.99m (9'10") max
x 2.00m (6'7")

Dining Room

3.97m (13') max
x 3.62m (11'11")

Lounge

3.61m x 3.62m
(11'10" x 11'11")

Entrance Hall

First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Shower Room

1.62m x 2.03m
(5'4" x 6'8")

Bedroom 2

3.42m (11'2")
x 3.59m (11'9") max

WC

Landing

Bedroom 1

4.21m (13'10") max
x 3.32m (10'11")

Bedroom 3

2.71m x 2.30m
(8'11" x 7'7")

Total area: approx. 107.3 sq. metres (1155.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.