



WHITEHORNES

Buy. Sell. Let. Relax!

0114 268 8533
info@whitehornes.com
www.whitehornes.com

44 Dobcroft Road, Millhouses

Sheffield

Guide Price £550,000 - £575,000

44 Dobcroft Road

Millhouses, Sheffield

An incredibly rare opportunity has arisen to purchase this substantial five double bedroom, two bathroom, semi detached family home. Having been tastefully extended to the side, rear and loft in recent years to create three super generous floors of accommodation that total an impressive 2,083 sq feet. With a spacious light and very versatile feel throughout that is set up perfectly to cater for the growing family market it's easy to say that viewing is absolutely essential to fully appreciate this wonderful property. Enjoying off road parking, garage, wonderful views to the front and larger than expected rear private sunny garden number 44 is also available with the benefit of no upward chain and vacant possession on completion. Located on this well sought after residential road within the very heart of ultra popular Millhouses that enjoys the park entrance literally a few strides away, Ecclesall woods are close by and The Peak District is also on the doorstep.

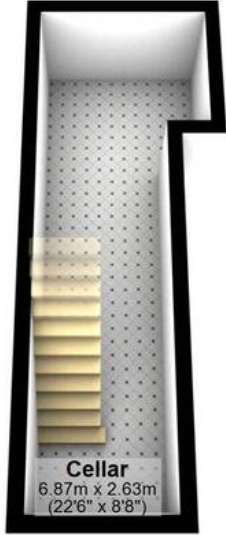
Council Tax band: D Tenure: Leasehold

- FABULOUS FIVE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME
- 2,083 SQ FEET OF ACCOMMODATION ACROSS THREE IMPRESSIVE FLOORS
- DRIVEWAY GARAGE AND WONDERFUL REAR PRIVATE SUUNY LARGE FAMILY GARDEN
- HEART OF ULTRA POPULAR MILLHOUSES ON THE SOUTH WEST OF THE CITY
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING DOBCROFT JUNIORS AND SILVERDALE SECONDARY
- PERFECT FOR THE GROWING FAMILY MARKET WITH VIEWING ESSENTIAL
- MILLHOUSES PARK A SHORT STROLL AT THE END OF THE ROAD

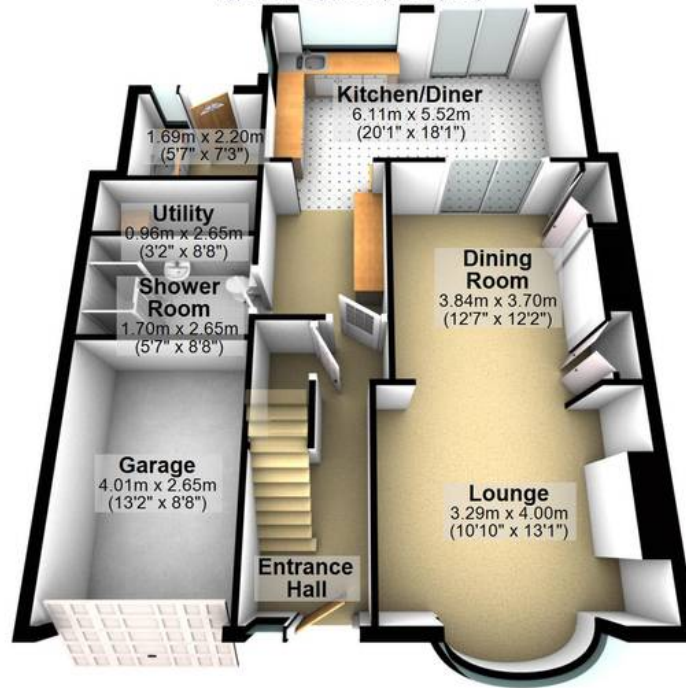




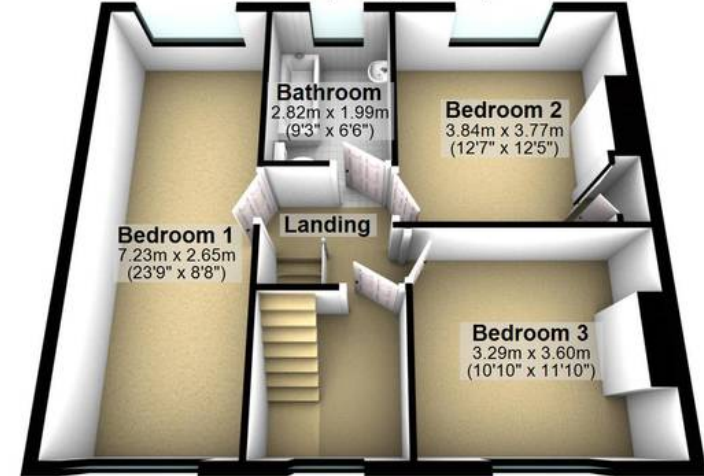
Cellar
Approx. 13.2 sq. metres (141.9 sq. feet)



Ground Floor
Approx. 84.1 sq. metres (904.8 sq. feet)

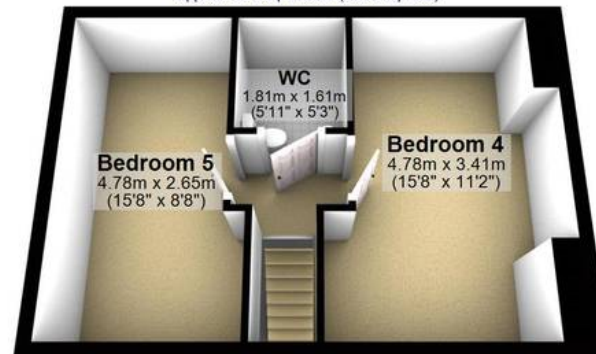


First Floor
Approx. 62.2 sq. metres (669.9 sq. feet)



Second Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 193.5 sq. metres (2083.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



0114 268 8533
info@whitehorns.com
www.whitehorns.com