







## 118 Abbeydale Road South

Millhouses • Sheffield • S7 2QR

Guide Price £550,000 - £575,000

Overlooking Millhouses Park is a lovely 4 double bedroom family home, measuring approx. 1855sq ft. Light and airy spacious accommodation arranged over 3 levels providing flexible living space and fabulous Park views. Features combination gas central heating, majority double glazing and attractive, generously sized rear garden with detached garage and shared driveway. The property enters through a front porch and inner hallway leading to a dual aspect, flexible living space presented with neutral décor, exposed brick fireplace and pleasant garden views. French doors leading from the dining area create a seamless link with the rear garden. The kitchen is fitted with a range of neutral units topped with contrasting granite worktops and range of integrated appliances. Ground floor WC provides access to the cellar, housing the combination boiler. The first-floor features 3 double bedrooms with superb park views to the front and at the rear overlooking the garden is the main bedroom which is generously proportioned complemented by built in wardrobes and spacious ensuite bathroom. A separate shower room incorporates vanity hand wash basin, WC and chrome heated towel rail. Stairs rise to create a further double bedroom flooded with natural light offering garden views through rear Dormer window. Externally is a front garden and shared driveway leading to a detached garage. To the rear of the property a stone patio and decorative flower bed adjoins a generous lawn, enclosed by established hedging and mature trees. Abbeydale Road South is situated in one of Sheffield's most sought-after locations, with highly regarded schools including Dore Primary, Dobcroft & Silverdale, Millhouses Park, Ecclesall Woods, recreational facilities, public transport and access links to Dore Train Station, the city centre, hospitals, universities, and the Peak District.





- Larger Sized Semi-Detached Family Home
- Overlooking Millhouses Park
- 4 Double Bedrooms & 2 Bathrooms
- Flexible Dual Aspect Living Space
- Light & Airy Accommodation Over 3 Levels

- Modern Kitchen with Integrated Appliances
- Generous Rear Garden & Stone Patio
- Shared Driveway & Detached garage
- Leasehold 300 years 1923 £3.25pa
- Council Tax Band E, EPC Rating D





# 118 ABBEYDALE ROAD SOUTH

APPROXIMATE GROSS INTERNAL AREA = 150.6 SQ M / 1620 SQ FT

CELLAR = 4.2 SQ M / 45 SQ FT

OUTBUILDING = 17.7 SQ M / 190 SQ FT

TOTAL = 172.5 SQ M / 1855 SQ FT



Illustration for identification purposes only,  
measurements are approximate, not to scale.



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