







90 Abbeydale Road South

Millhouses • Sheffield • S7 2QP

Guide Price £575,000 - £600,000

A fabulous, extended, semi-detached house overlooking Millhouses Park, well-placed for highly regarded local schools. Improved considerably by the present owners to create a stunning family home with 4 bedrooms, a beautiful open plan kitchen, which is extended, creating a direct link to a lovely garden, an impressive family bathroom, in-trend décor, complementing period features. Benefits from gas central heating with a combination boiler and double-glazing. Potential to convert the basement and convert the attic further, subject to any necessary consents. Garage/studio/gym. Gated block-paved driveway. Carpets included. A front entrance door opens into a reception hall, making an immediate positive impression, having a Karndean wood effect floor, which flows through most of the ground floor, Farrow & Ball décor, complementing period features including panel doors with stained glass. A door opens into a cloakroom, refurbished in recent years like most of the house, having a modern white WC, a vanity wash basin, stylish tiling, and a further door, which leads down to the storage cellars, with two front windows, offering scope for conversion, subject to any necessary consents. The basement has plumbing for a washing machine, space for a tumble-dryer, and houses the combination boiler. The lounge is a generous size, well-presented, with a focal coal effect gas fire, and views from the bay across Millhouses Park. The kitchen and dining room have an open plan design, which along with a rear extension, create a popular open plan living kitchen, acting as the hub of the home. There is a range of fitted kitchen units, including a central island, with wood worktops. Included within the sale is an integrated oven, oven, extractor, dishwasher, fridge, and freezer. The snug part of the room has a focal log burner sat upon a stone hearth. The extension acts as the dining area and is ultra-stylish, having aluminum bi-folding doors to both one side and the rear, which along with a roof lantern, create light and airy space. The side bi-fold doors open onto a block-paved terrace for outdoor dining. On the first floor, there is a landing, three bedrooms, and a family bathroom. There are two double bedrooms, the rear acting as the main bedroom, the front having great views across the park. The single bedroom can be used as a home office if needed. All the bedrooms are well-presented. The bathroom is a generous size and has been refurbished, offering a freestanding bath, a separate shower enclosure, a walnut effect vanity wash basin, a matching wall unit, and a WC, all finished with sympathetic tiling. The stairs rise from the first floor to a further attic bedroom, converted many years ago, which is a double in size, with a front Velux window overlooking the park. There is potential to convert the loft space further with a rear dormer window, creating space for an en-suite, subject to consents. Outside, the property is set back from the road behind a wall with a gated block-paved driveway and a lawned front garden with planted borders. The driveway extends to the side of the property, to provide off-street parking for numerous cars. The garage has a modern, electric, garage door but the inside has been refurbished to create a versatile studio, currently used as a gym. The walls have been plastered and decorated. The floor has a wood effect finish, with ceiling down-lighters above. Two designer electric wall radiators provide heating, whilst bi-folding doors open onto the garden. Adjoining the studio is a garden store or workshop. A gate from the driveway opens into the rear garden, which is well-kept, mainly lawned, with planted borders, a block-paved patio, and a separate decked terrace. Number 90 is situated in one of Sheffield's most sought-after locations, with highly regarded schools including 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.





- Attractive, Extended, Semi-Detached House
- Stunning Interior with 4 Bedrooms. A Must See
- Refurbished by the Present Owners
- Fabulous Open Plan Living Kitchen
- Beautiful Kitchen with Appliances
- Spacious, Modern Bathroom
- Potential to Convert the Basement
- Pleasant Outlook over Millhouses Park
- Converted Garage/Gym/Home Office
- Lawned Gardens & Gated Driveway



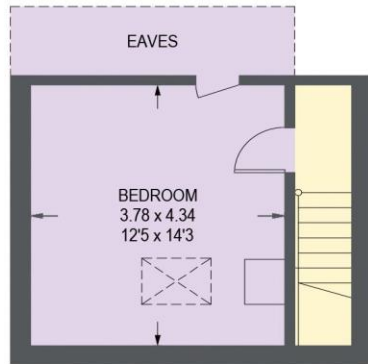
90 ABBEYDALE ROAD SOUTH

APPROXIMATE GROSS INTERNAL AREA = 149.0 SQ M / 1603 SQ FT

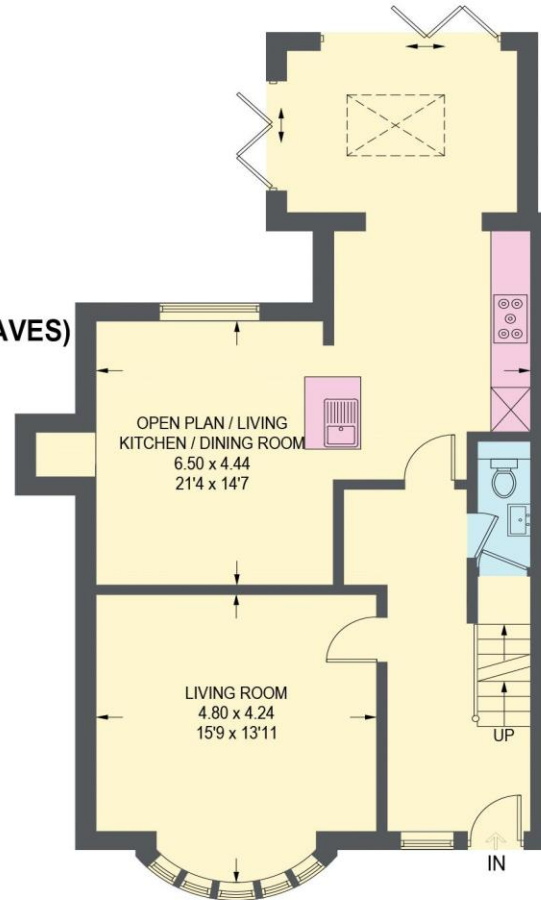
CELLAR = 30.6 SQ M / 329 SQ FT

GARAGE = 21.8 SQ M / 235 SQ FT

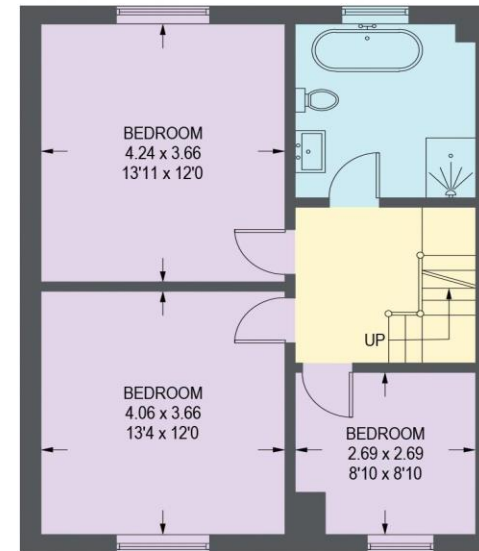
TOTAL = 201.4 SQ M / 2167 SQ FT



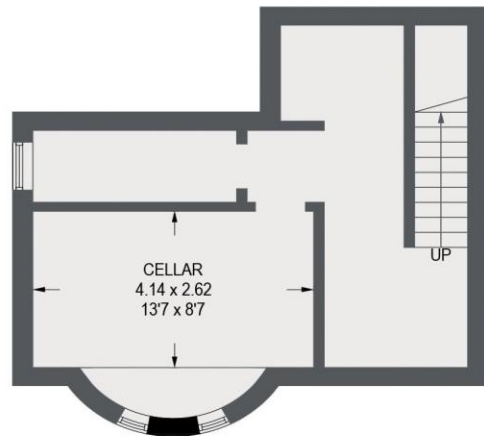
SECOND FLOOR (EXCLUDING EAVES)
20.9 SQ M / 225 SQ FT



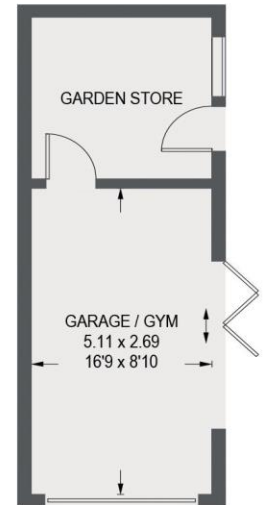
GROUND FLOOR = 72.9 SQ M / 784 SQ FT



FIRST FLOOR = 55.2 SQ M / 594 SQ FT



CELLAR = 30.6 SQ M / 329 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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