







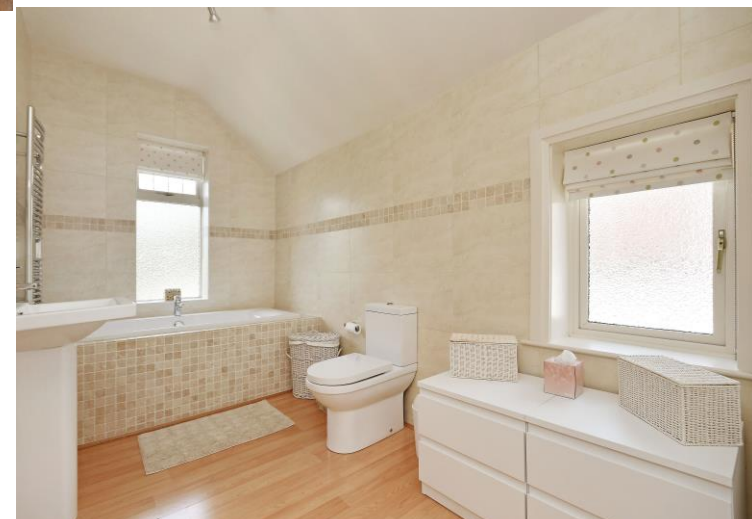
74 Whirlowdale Road

Millhouses • Sheffield • S7 2NJ

Guide Price at £675,000 - £700,000

A generously proportioned, beautifully presented 5-bedroom family home retaining many appealing features. Located on a substantial plot which benefits from an impressive front and rear garden, driveway, and detached garage. Light and airy, flexible accommodation arranged over 3 levels, within walking distance of Millhouses Park. The property enters through a separate glazed porch and stained-glass internal door through to a bright and welcoming entrance hall complemented by front window, providing cellar access and a ground floor WC housing the combination boiler. There are 2 homely reception rooms, both complemented by high ceilings, period features and focal fireplace, with neutral décor and carpet. The bright, spacious dining kitchen overlooks the impressive garden flooded with natural light. Fitted with traditional off-white units, contrasting worktops and complementary tile splashbacks finished with Karndean flooring. Integrated appliances include multi use oven, dishwasher, induction hob, extractor, washing machine, fridge, and freezer. The first floor comprises of 4 bedrooms all beautifully presented in modern tones and carpets with both rear facing doubles overlooking the garden. A stylishly tiled family bathroom is equipped with 3-piece white suite and heated towel rail, plus additional separate toilet. Stairs rise to the second floor featuring a dual aspect versatile room offering a perfect study or guest bedroom with separate shower room. Externally an attractive front garden creates a great first impression with block paved driveway providing off street parking for multiple vehicles leading to a detached garage behind secure gates. To the rear an Indian stone patio provides ideal dining or entertaining space leading onto a generous landscaped lawn bared by colourful, established planting, fully enclosed. The property is situated on a highly sought-after road, well-placed for highly regarded local schools, Ecclesall Woods and Millhouses Park, further recreational facilities, local shops and amenities, public transport, and access to the city centre, hospitals, universities, and the Peak District.





- Spacious Semi-Detached Family Home
- Located on Popular Road in Millhouses
- 5 Beautifully Presented Bedrooms
- Family Bathroom & Separate Shower Room
- Bright & Airy Dining Kitchen
- 2 Attractive, Homely Reception Rooms
- Gated Driveway & Detached Garage
- Generous Enclosed Landscaped Rear Garden
- Leasehold 800 Years 08/02/1924 £9 pa
- Council Tax band E, EPC Rating E



74 WHIRLOWDALE ROAD

APPROXIMATE GROSS INTERNAL AREA = 190.4 SQ M / 2049 SQ FT

GARAGE = 13.4 SQ M / 144 SQ FT

TOTAL = 203.8 SQ M / 2193 SQ FT



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



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