



4, Hartington Avenue, Sheffield, S7 2LG

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Description

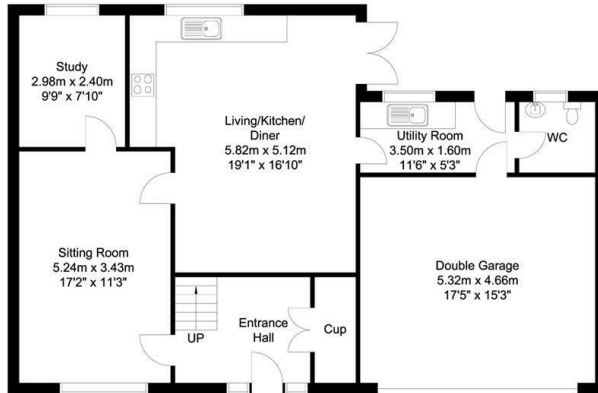
This spacious detached property was constructed in 2000 and this represents the first time that the property has been available on the open market. With generous proportions throughout including a living kitchen/diner, two reception rooms and a lovely first impression in the wide and welcoming reception hallway. The property is situated very close to the renowned Millhouses Park which perhaps makes up for the fact there is a modest rear garden at the home. The park offers excellent sports facilities alongside a children's playground, skate park and a popular café overlooking the boating lake and offers something for everyone. In Millhouses there are also three national supermarket chains, speedy transport links into town and access into the walking trails that lead through the ancient Ecclesall Woods out into the beautiful surrounding countryside. The 'outstanding' rated Dobcroft Primary School is also found close by and acts as a feeder school to Silverdale (although catchments are always decided by Sheffield City Council). The property could perhaps be extended further via the extensive loft space, or perhaps over the double garage (subject to regs) however the existing accommodation should satisfy most buyers requirements already.

- Four bedrooms.
- Large living room.
- Versatile second reception room that would make a super home office or snug.
- Open plan living/kitchen/diner.
- Wide and welcoming reception hall.
- Off road parking for two vehicles.
- Integrated double garage with access to the utility room, and ground floor W.C.
- Two bathrooms including one ensuite.
- Modest, low maintenance rear garden.
- UPVC double glazing, gas central heating via a combi boiler and Freehold.

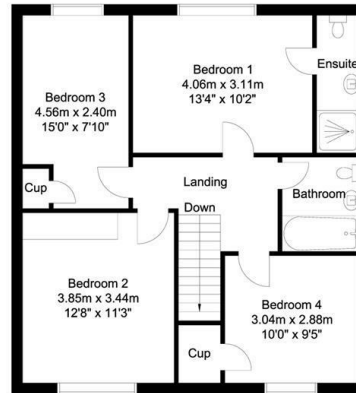




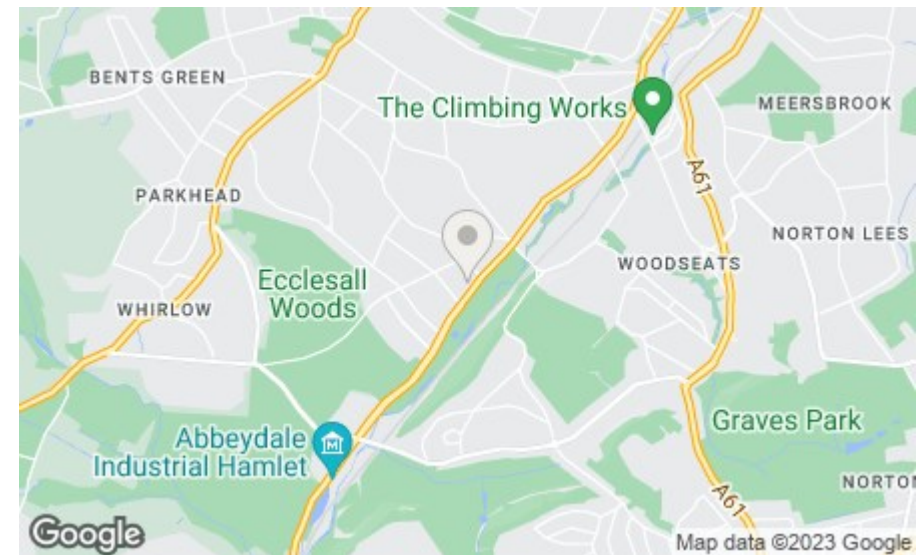
Ground Floor
98 sq m/1054.86 sq ft
Approx.



First Floor
63 sq m/678.12 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
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