

25, Pingle Avenue, Sheffield, S7 2LP

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Description

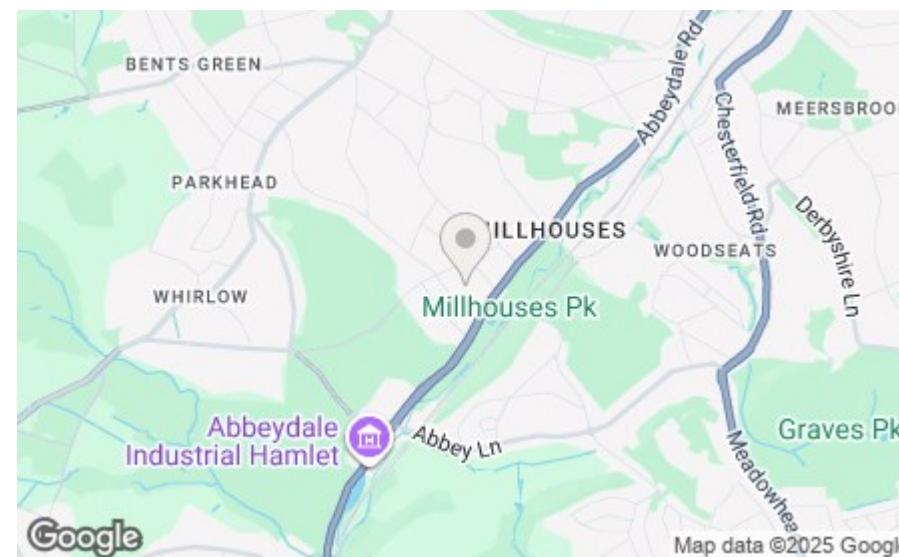
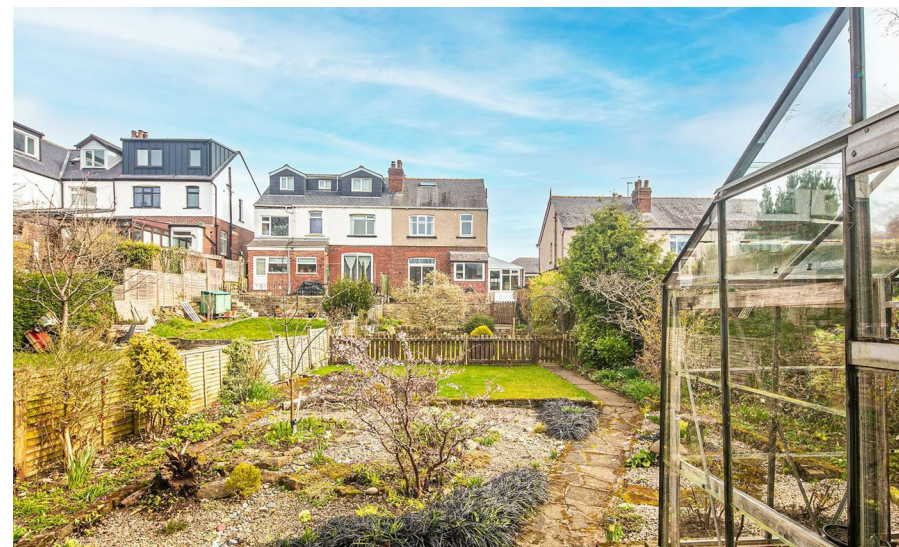
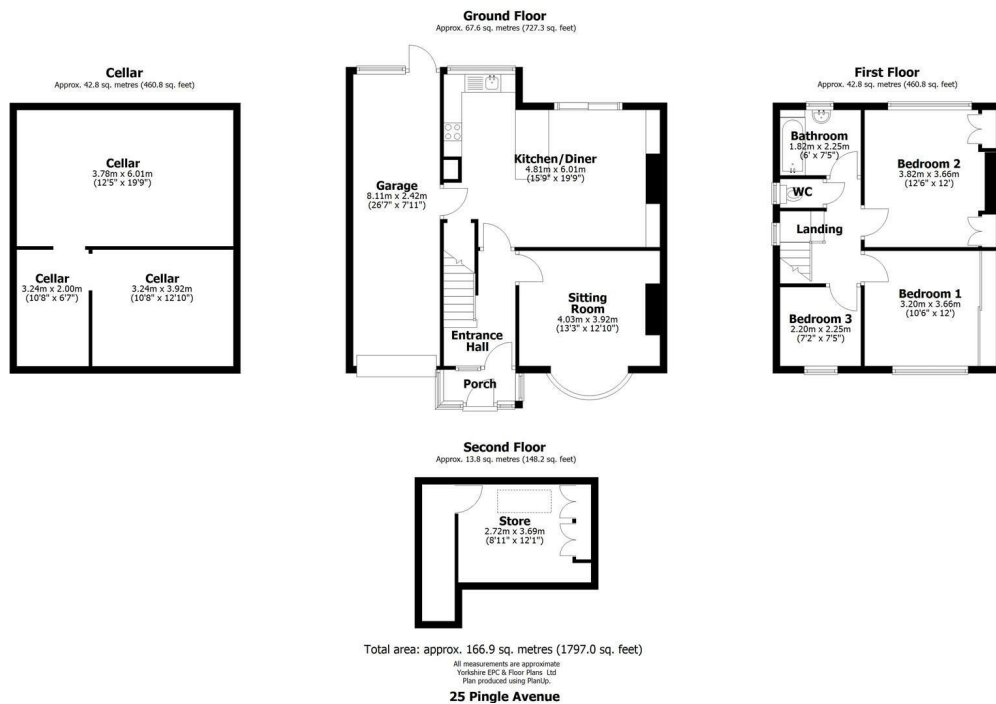
Houses on this side of the road benefit from a lovely sunny aspect due to their south westerly facing orientation and they are also larger than average making these house very popular when they come to the market. Number 25 has had the kitchen and dining rooms combined to now provide a fabulous, open plan space that enjoys a lovely outlook over the pretty gardens. The tandem double garage to the side also provides potential for more living space if it was to be adapted (subject to regs). This location in Millhouses is perfect for families due to the close proximity of highly regarded schooling, woodland walks through the ancient Ecclesall Woods and and the excellent facilities in Millhouses Park that include a boating lake, tennis and basketball courts, bowling green and cricket pitch. Millhouses also has a great social scene, with popular restaurants, cafes and pubs making it a great destination for an evening out. There are good transport links from Millhouses into town and three multi national supermarkets providing superb shopping facilities to the neighbourhood.

Although already a lovely home it is suggested that there is huge potential here to further develop this home by extending to the side, rear or via the large loft if the necessary consents were acquired.

- Three bedrooms including two doubles, both with fitted wardrobes.
- Large, light and spacious dining kitchen with a splendid outlook over the large garden.
- Sitting room with bay window.
- Porch and reception hall.
- Off road parking and access to the tandem, double garage. The rear of the garage has been turned into a utility area.
- Modern bathroom and a separate W.C.
- Substantial, south westerly facing garden with terrace and lawn, perfect for keen gardeners and energetic children.
- Superb location, close to Millhouses Park and the excellent local amenities.
- 300 year lease from 1928 at an annual ground rent of £5.50.
- Modern gas central heating and UPVC double glazing helping to provide an EPC rating of C70.







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