



21, Stowe Avenue

Sheffield, S7 2GP

Description

A larger than average, 1930's brick built semi detached property that features bay windows to both the front (two storey) and rear (single storey). This lovely property occupies a wider than average, south westerly facing plot which features a large garage and access path to the side which, it would suggest, offers plenty of space for extending the living space. Millhouses is a highly sought after neighbourhood, in the south west sector of the city, with local amenities at its centre. The local park is renowned in Sheffield and acts as an extension to your back garden. With tennis, bowling, basketball and cricket facilities alongside a popular children's playground and boating lake all suitably supported by a busy pub and a thriving cafe. The nearby Ecclesall Woods act as the gateway to the beautiful surrounding countryside found in The Limb Valley and the 'outstanding' local schooling ensure that the area is a firm favourite with the family market. Number 21 Stowe Avenue offers an excellent range of accommodation that is laid out over two floors and incorporates a utility area in the larger than average garage. The driveway is block paved and there is a pretty and sunny garden at the rear which includes an Indian stone flagged terrace located outside the dining room, kitchen and garage. Available with no onward chain and providing the potential for a quick move and the buyers to be in for Christmas if required.

Important Information



- Guide Price £425,000 to £450,000
- Sitting room with bay window.
- Dining room with bay window overlooking the lovely rear garden.
- Fitted breakfast kitchen and pantry with access point to the utility area found in the integrated garage.
- Bathroom with original 1930's tiling and a separate W.C.
- Welcoming reception hall.
- South, south westerly facing garden.
- Reroofed at the front in 2025, gas central heating and UPVC double glazing.
- No onward chain, EPC rating D68 and Council Tax Band D.
- 800 year lease from 1934 at an annual ground rent of £4.10.



Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

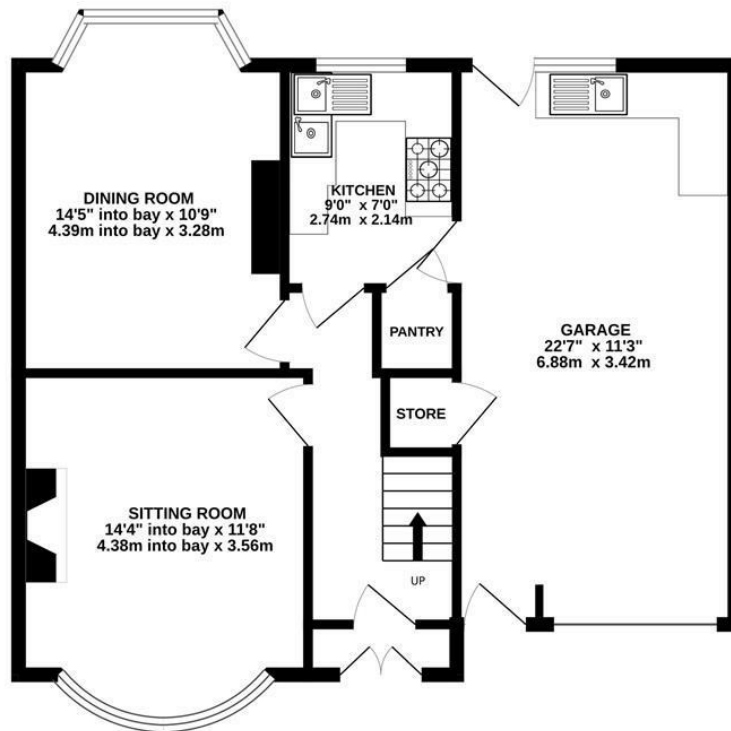
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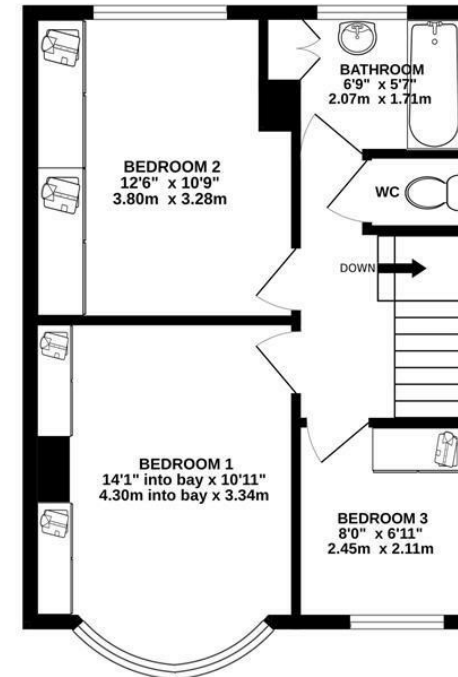




GROUND FLOOR



1ST FLOOR

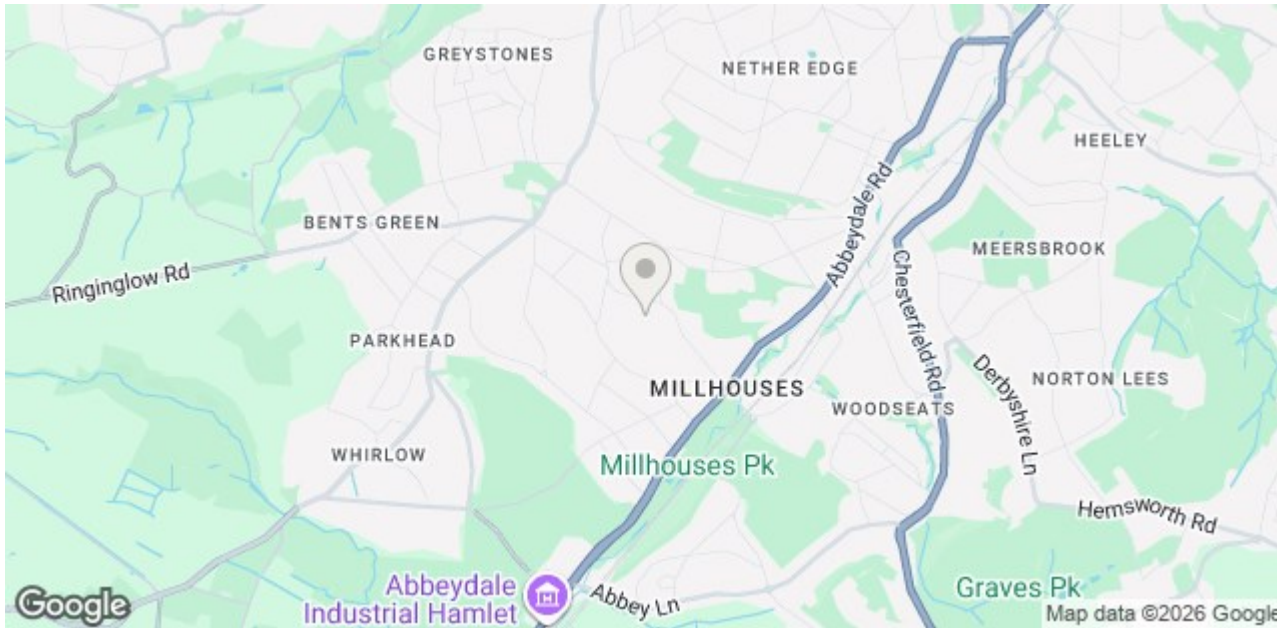


THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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