



3, Springfield Avenue, Sheffield, S7 2GA

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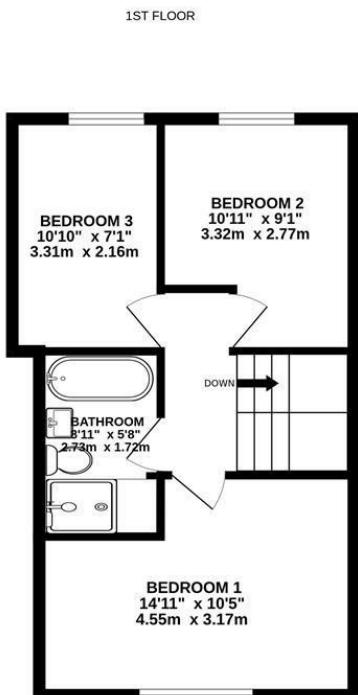
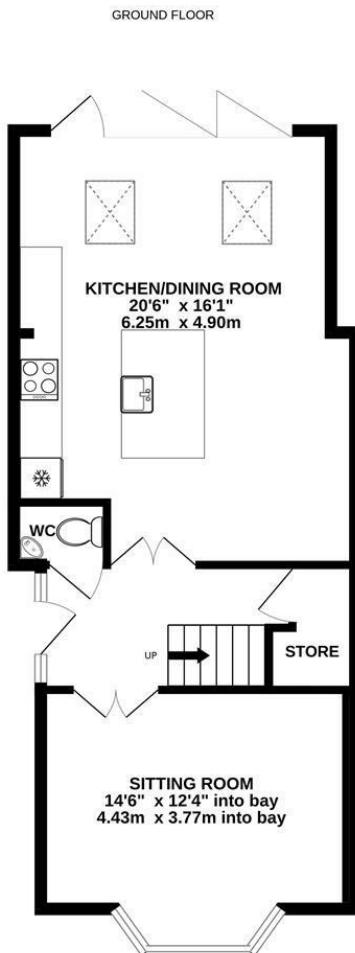
## Description

A superbly presented and extended semi detached property that has been renovated to a high standard in 2024 and now offers impeccably presented accommodation laid out over two floors and an excellent EPC rating to reduce your utility costs. This gorgeous home is situated towards the top of Millhouses as it joins Ecclesall, within the highly regarded Mercia School catchment and, with its extended kitchen and large garden, it will be perfect for the family market. The property boasts lovely, modern finishes throughout, including bi-folding doors in the extension, stylish Crittall style doors on the ground floor giving a great first impression and elegant marble tiling framing the sanitary ware in the luxurious bathroom. Millhouses is a superb place to live, well connected to the city via regular transport links and offering a superb range of amenities at its centre including three national supermarket chains, a really popular bakery, a large park with sporting facilities and several restaurants and pubs to socialise in. The property is available with no onward chain and an internal viewing is very much advised.

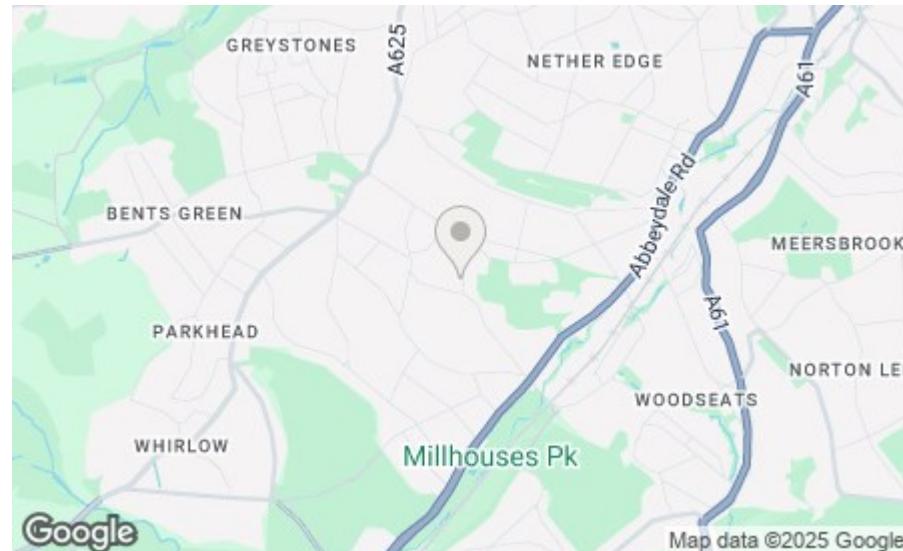
- Three bedrooms including two doubles.
- Superb, open plan dining kitchen with a modern kitchen featuring a Belfast sink within the island unit and contemporary bifolding doors to the garden.
- Sitting room with bay window and recess and wiring for a flush, wall mounted TV.
- Reception hall and ground floor W.C.
- Luxurious bathroom with freestanding bath, large shower enclosure and white marble tiling.
- Off road parking for one or two small cars.
- Large rear garden with a stone flagged terrace and further expanse of lawn.
- Modern UPVC double glazing and gas central heating via a combi boiler (both installed in 2024).
- No onward chain.
- Freehold, Council Tax Band C and an excellent EPC rating of C71.







TOTAL FLOOR AREA : 1044sq.ft. (97.0 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. 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](mailto:bakewell@elr.co.uk)

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: [bannercross@elr.co.uk](mailto:bannercross@elr.co.uk)

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: [dore@elr.co.uk](mailto:dore@elr.co.uk)

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: [peakdistrict@elr.co.uk](mailto:peakdistrict@elr.co.uk)

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: [wickersley@elr.co.uk](mailto:wickersley@elr.co.uk)

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