



2 Millcroft, Millhouse Green, Sheffield, S36 9AR
Price guide £415,000 to £425,000

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PRICE GUIDE £415,000-£425,000 Situated on this substantial corner plot is this well presented and spacious, five bedroom/two bathroom double fronted detached family home. Benefiting from a double garage, double width driveway, fully enclosed rear garden, uPVC double glazing and gas central heating. In brief, the living accommodation briefly comprises: good size entrance hall with downstairs WC and under stair storage cupboard. Well proportioned lounge with bay window and French doors leading onto the rear garden filling the room with natural light. Dining room. Superb kitchen/breakfast room with an array of modern wall, base and drawer units, integrated double oven, fridge and freezer, four ring gas hob and extractor hood, breakfast bar unit and French doors again leading onto the rear garden. Utility room with plumbing for a washing machine.

- VIEWING ESSENTIAL
- IDEAL FAMILY HOME
- SPACIOUS AND WELL PRESENTED ACCOMMODATION
- FIVE BEDROOMS
- DOUBLE GARAGE



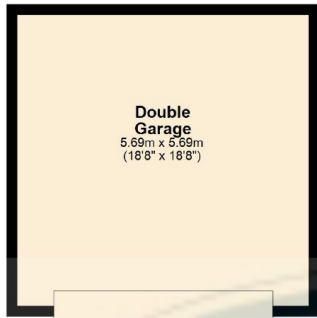


First floor: storage cupboard housing the hot water cylinder. Access into the loft space. Five bedrooms, two of which benefit from fitted wardrobes and the master benefiting from an en suite with double shower cubicle, WC and wash basin. Family bathroom in addition including bath with shower attachment, WC and wash basin.

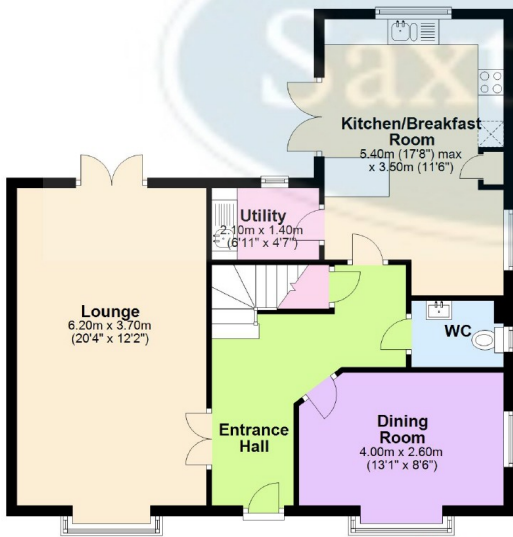
Outside: situated on this attractive plot with a double width driveway leading up to the double garage with storage in the roof space. Accessed via a gate is the fully enclosed, easily maintained rear garden including a large artificial lawn and a lime stone patio perfect for outside dining and entertaining.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

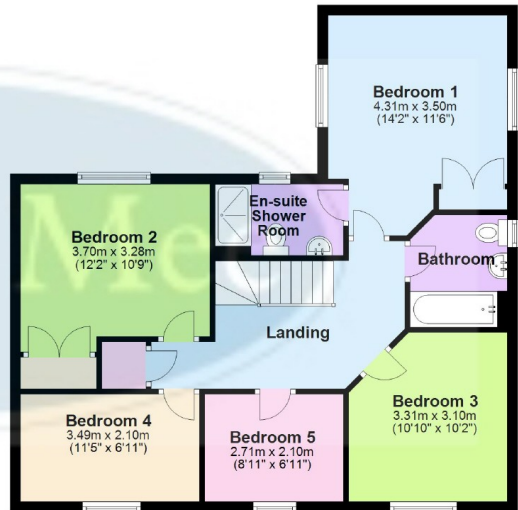
Garage
Approx. 32.4 sq. metres (348.4 sq. feet)



Ground Floor
Approx. 71.0 sq. metres (764.0 sq. feet)



First Floor
Approx. 70.4 sq. metres (758.2 sq. feet)



Total area: approx. 173.8 sq. metres (1870.6 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate. Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		79	87
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		77	86
England & Wales			