

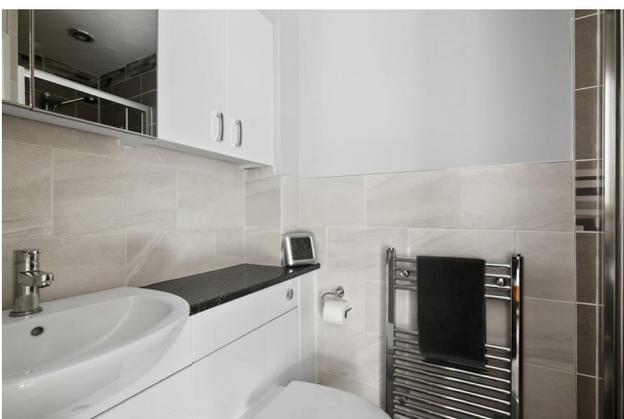
# HUNTERS®

HERE TO GET *you* THERE

33 Periwood Lane, Millhouses, Sheffield, S8 0HP

Guide Price £325,000

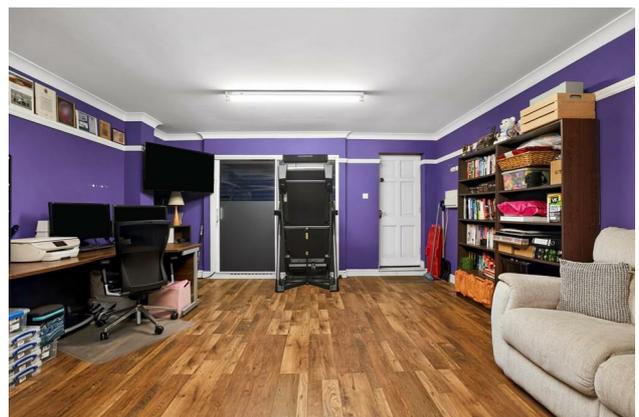
Property Images



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## Property Images



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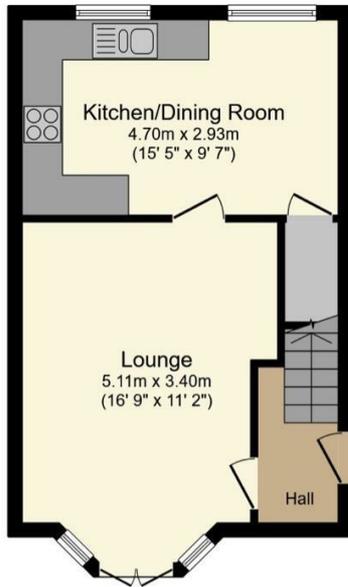
## Property Images



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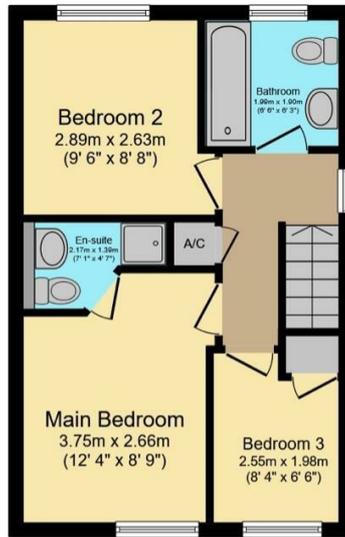
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**Property Images**



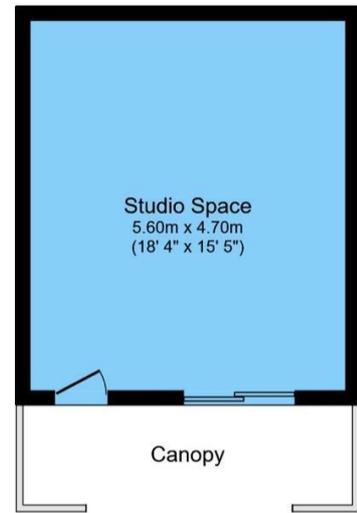
### Ground Floor

Floor area 36.5 sq.m. (393 sq.ft.)



### First Floor

Floor area 35.4 sq.m. (381 sq.ft.)



### Outbuilding

Floor area 26.1 sq.m. (281 sq.ft.)

Total floor area: 98.0 sq.m. (1,055 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Map



### Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

Guide Price £325,000 - £350,000

Nestled at the end of a tranquil cul-de-sac on Periwood Lane in the desirable area of Millhouses, this modern semi-detached house offers a perfect blend of comfort and style with the benefit of a 26m<sup>2</sup> ground floor studio. With accommodation spread over three well-designed floors, this property is ideal for families seeking both space and convenience.

Upon entering, you are greeted by a welcoming side entrance lobby that has stairs to the first floor and a door to the inviting living room. This bright and airy space features French doors that open directly onto a low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. The dining kitchen, located at the front of the house, is equipped with a range of matching wall and base units, complemented by built-in under-stairs storage, making it both functional and aesthetically pleasing.

The first floor comprises a spacious landing that leads to three bedrooms. The primary bedroom boasts the luxury of an ensuite shower room, providing a private retreat, while a further family bathroom serves the additional bedrooms, ensuring ample facilities for all.

For those with vehicles, the property offers off-road parking for two cars, adding to the convenience of this lovely home. With its modern features and thoughtful layout, this semi-detached house is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. Don't miss the chance to make this delightful property your new home.

## Features

- Guide Price £325,000 - £350,000
- Three bedrooms
- Modern dining kitchen
- Two bathrooms
- End of cul-de-sac position
- 26m<sup>2</sup> Studio space on the ground floor level
- Low maintenance rear garden
- Off road parking
- Energy Performance Rating C