

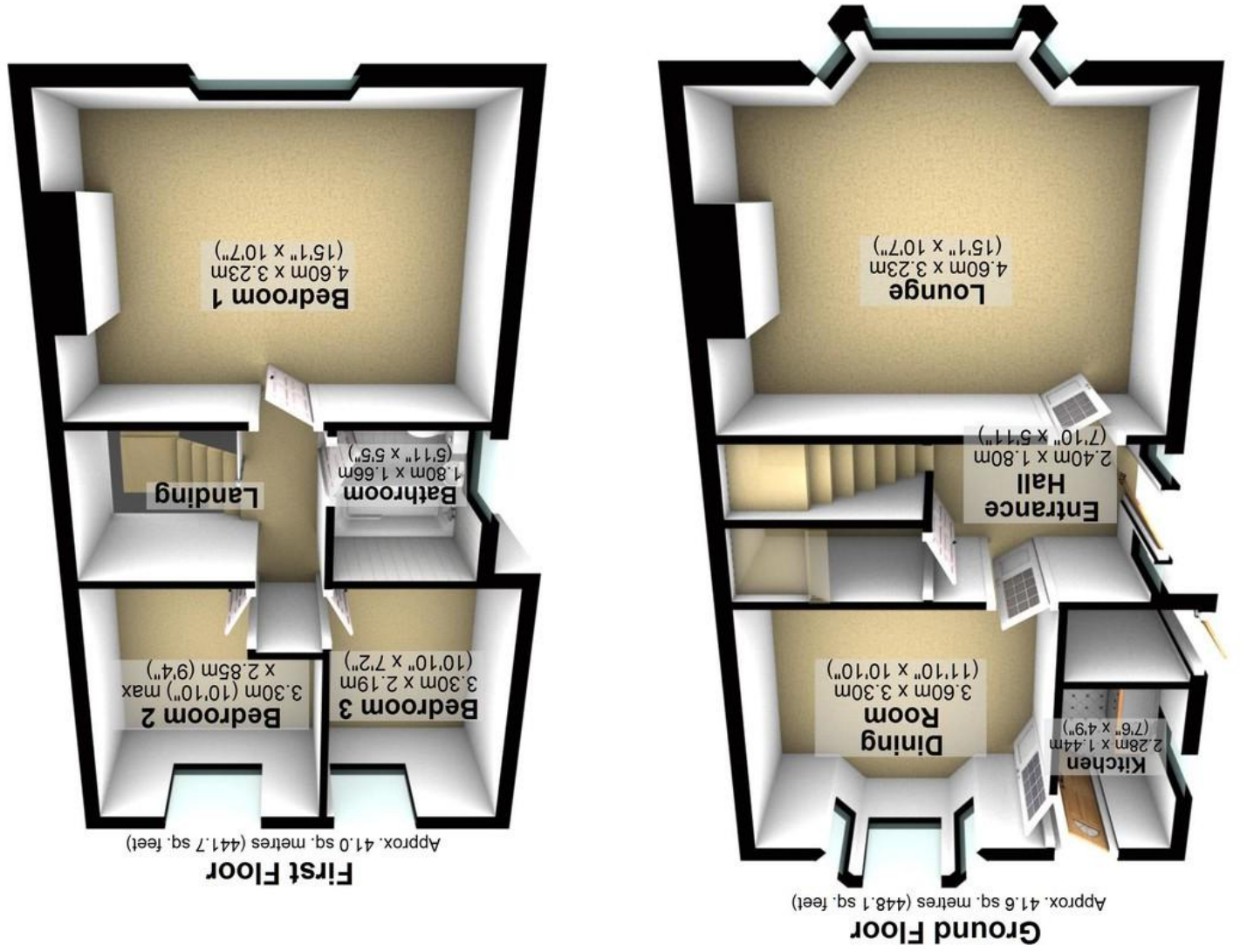
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating	
Potential	Current
84	65
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	A (69-80)
B (81-91)	B (55-69)
C (69-80)	C (39-54)
D (55-69)	D (21-38)
E (39-54)	E (1-20)
F (21-38)	F (1-20)
G (1-20)	G (1-20)

All measurements are approximate
Plan produced using PlanUp.

Total area: approx. 82.7 sq. metres (889.8 sq. feet)





3 Springfield Avenue | Millhouses | Sheffield | S7 2G Property Tenure: Freehold

An incredibly rare opportunity has arisen to purchase this well presented and proportioned, three bedroomed, bay windowed semi detached family home. Filled with opportunity and potential to further extend to the side, rear and loft as neighbouring properties have already done so (subject to planning) to create a forever home. Perfect for the family market looking to put their own stamp on a property and create a dream home this wonderful home is offered to the open market with the benefit of no upward chain and immediate vacant possession and simply must be viewed to see the full potential on offer. With off road parking, rear garden and fabulous views to the front from the first floor, number 3 is located in the very heart of ultra popular Millhouses. Situated close to the park, Ofsted rated excellent Dobcroft juniors and Silverdale secondary school catchments are available, numerous local amenities are on the doorstep and don't forget The Peak District is right next door.



- PROPERTY FEATURES**
- THREE BEDROOMED BAY WINDOWED SEMI DETACHED
 - AVAILABLE WITH NO UPWARD CHAIN AND VACANT POSSESSION
 - HUGE POTENTIAL TO EXTEND SUBJECT TO PLANNING TO CREATE A FOREVER HOME
 - INCREDIBLY RARE OPPORTUNITY TO MARKET
 - OFF ROAD PARKING AND REAR GARDEN
 - DOBCROFT MERCIA AND SILVERDALE SCHOOLING CATCHMENT
 - FABULOUS VIEWS TO THE FRONT FROM THE FURST FLOOR
 - IDEAL FOR THE GROWING FAMILY MARKET
 - VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER
 - COUNCIL TAX BAND C FREEHOLD PROPERTY

