







32 Townhead Road

Dore • Sheffield • S17 3GA

Asking Price £365,000

Tucked away occupying an enviable corner location is a deceptively spacious 2 double bedroom stone built cottage dating back to 1835. Nestled away in a secluded spot within walking distance of Dore Village offering stunning, light and airy accommodation, beautifully presented featuring, beautiful wraparound garden. Offering fabulous potential to extend and reconfigure subject to consents, with architect drawings available. Freehold. The cottage opens into an impressive open plan dining kitchen fitted with a range of neutral units, wood effect worktops and cheerful tile splashbacks. Sale includes gas range cooker with option to negotiate further freestanding appliances. French doors open onto the fabulous rear garden, offering a beautiful outlook. The living space features a cosy lounge with multi fuel stove adjoining a separate dining area which overlooks the wraparound garden. The first-floor features 2 double bedrooms with built in storage, the main bedroom generously proportioned with pleasant outlook. Beautifully presented in neutral palette and carpet. The shower room features a white suite and houses the Worcester combi boiler concealed within built in units. There is loft access with integral ladders creating ideal storage solutions. Externally to the front of the property is a communal courtyard with pedestrian access and right of way through neighbouring garden. Wrapping around the side and rear of the property is a stunning country style garden, filled with colourful attractive planting, stone walls and garden shed. A rear gate provides alternative access through a private car park providing parking spaces available to rent. Dore offers a variety of shops, cafes, restaurants, pubs, Dore Church, recreational facilities, in catchment for OFSTED outstanding local schools, public transport, Dore Train Station and access to the city centre, hospitals, universities and the Peak District.





- Extended Stone Built Cottage
- 2 Double Bedrooms & Modern Shower Room
- Walking Distance of Dore Village
- Spacious Dining Kitchen & Cellar
- 2 Reception Rooms & Multifuel Stove
- Beautifully Presented Throughout
- Architect Plans for Extension
- Private, Enclosed Rear Garden
- Freehold
- Council Tax Band C, EPC Rating D



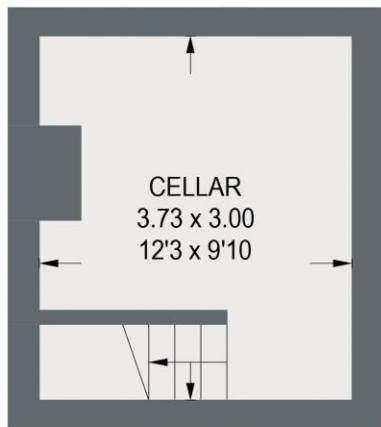


32 TOWNHEAD ROAD

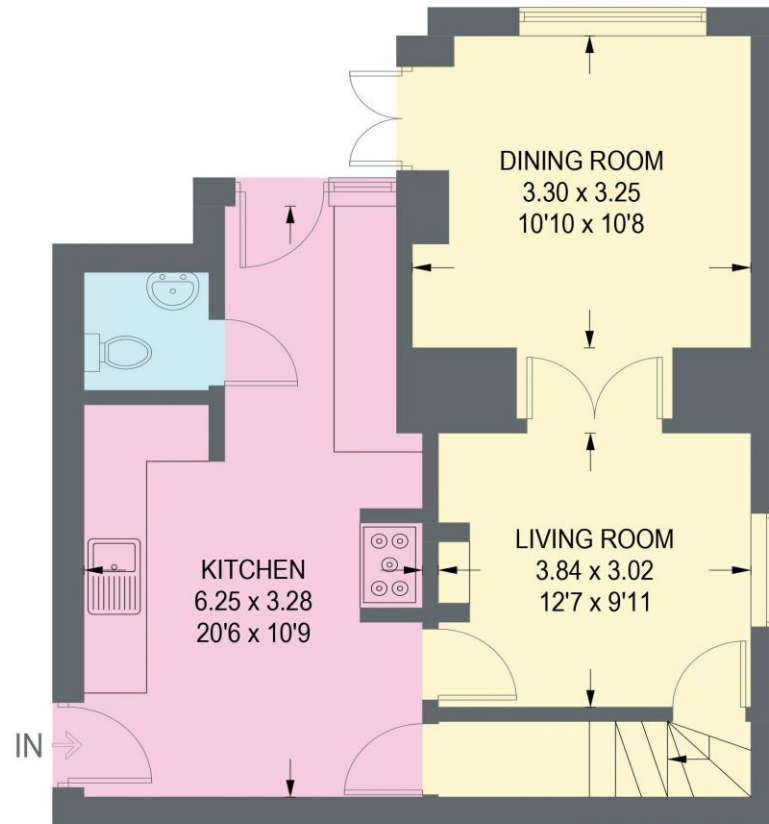
APPROXIMATE GROSS INTERNAL AREA = 75.9 SQ M / 817 SQ FT

CELLAR = 11.5 SQ M / 124 SQ FT

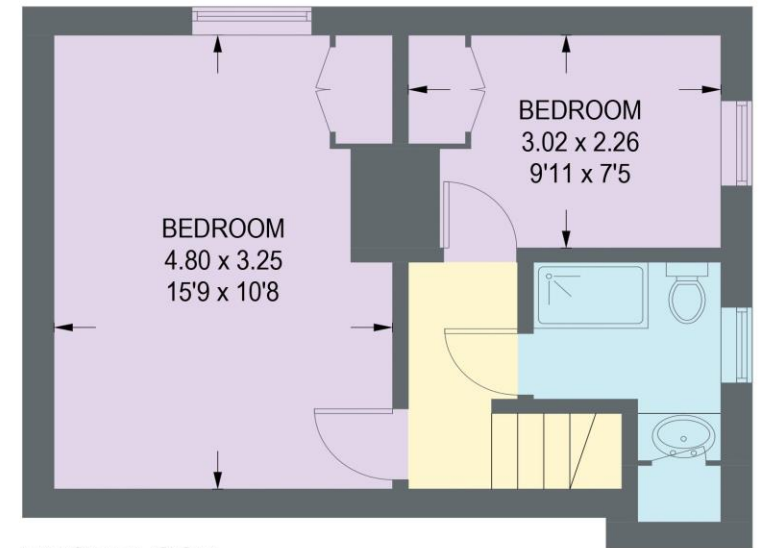
TOTAL = 87.4 SQ M / 941 SQ FT



CELLAR
11.5 SQ M / 124 SQ FT



GROUND FLOOR
44.9 SQ M / 483 SQ FT



FIRST FLOOR
31.0 SQ M / 334 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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