







## 72 Causeway Head Road

Dore • Sheffield • S17 3DU

Asking Price £350,000

Located in the heart of Dore, is a 3-bedroom semi-detached property offering fabulous potential. A sought-after village in the suburb of Sheffield, on the doorstep to the Peak District with fabulous transport links including Dore train station. In need of modernisation, retaining charming features and benefits from a driveway, detached garage and generous enclosed rear garden. The property enters through an inner porch through to a hallway leading to 2 spacious reception rooms. Flexible accommodation features bay fronted lounge and separate rear dining room overlooking the enclosed garden. The kitchen requires refurbishment and is complemented by side door access, garden outlook and walk in pantry. The first floor comprises of 3 bedrooms, 2 generously proportioned double bedrooms and a smaller bedroom/study. The bathroom is equipped with a bath and hand wash basin, WC is located separately. Externally a front garden provides privacy from the road incorporating a driveway for multiple vehicles leading to a detached garage. At the rear is an established, enclosed garden, laid predominantly to lawn. 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.





- Semi Detached Property
- 3 Bedrooms
- Located in Sought After Village of Dore
- Driveway & Detached Garage
- Reputable Schools in Catchment
- Requires Modernisation
- Offers Fabulous Potential
- Generous Established Rear Garden
- Freehold & No Chain
- Council Tax Band D



# 72 CAUSEWAY HEAD ROAD

APPROXIMATE GROSS INTERNAL AREA = 94.2 SQ M / 1013 SQ FT  
(EXCLUDING GARAGE)

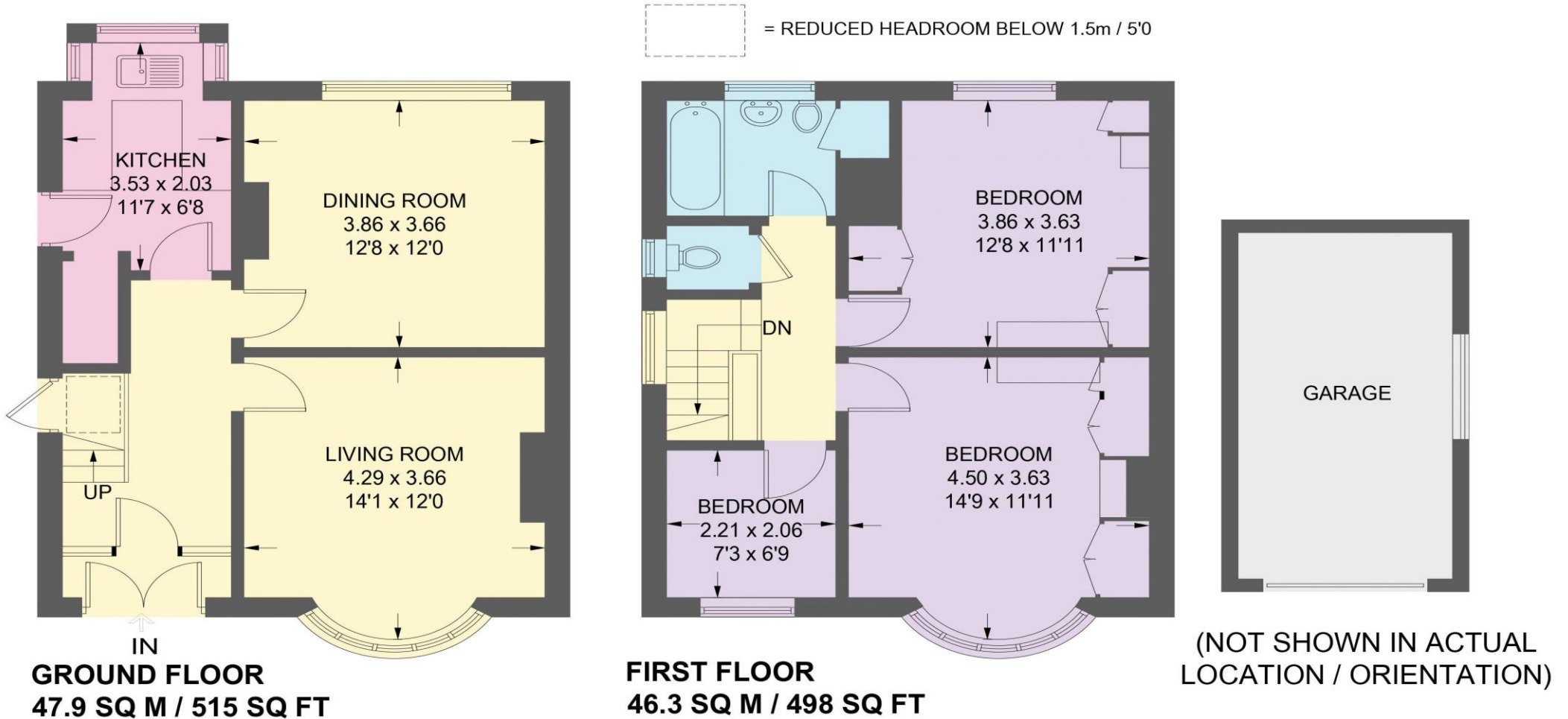


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.