





70 Bushey Wood Road

Dore • Sheffield • S17 3QB

Guide Price £450,000 to £475,000

A bright and airy, well presented, three bedroom semi detached house with a fabulous, large, enclosed garden in sought after Dore. The property boasts uPVC double glazing, combination gas central heating, driveway for two vehicles and offers superb potential to extend subject to relevant permissions. In brief the accommodation comprises; composite door to the generous hallway. Lounge with feature solid oak fire surround, granite inset and raised hearth upon which sits an electric fire. Dining room with front facing uPVC bay window. Kitchen fitted with a range of shaker style wall and base units, granite effect worktops, integrated 4 ring gas hob, electric oven and extractor fan. There is space for an electric washing machine and tall fridge freezer (both are negotiable). Side porch effectively extended with both front and rear access uPVC doors and tiled flooring. Upstairs are 3 good sized bedrooms, two of which have fitted wardrobes. Bathroom fitted with a white suite; part tiled with laminate flooring. There is access via a ladder to a partially converted attic room/ occasional room with velux window. Outside to the front is a block paved driveway for 2 vehicles, to the rear is a larger than average, fully enclosed garden laid predominantly to lawn with patio. 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 house
- 3 Bedrooms
- Sought after location
- Well presented
- Side generous porch
- uPVC double glazing
- Combination gas central heating
- Driveway for 2 vehicles
- Larger than average enclosed rear garden
- Council Tax band D - Leasehold 800years £6pa

70 BUSHEY WOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 113.3 SQ M / 1220 SQ FT

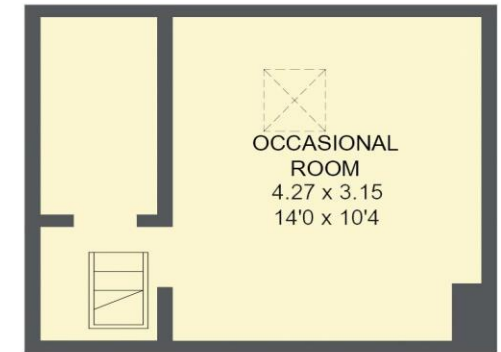
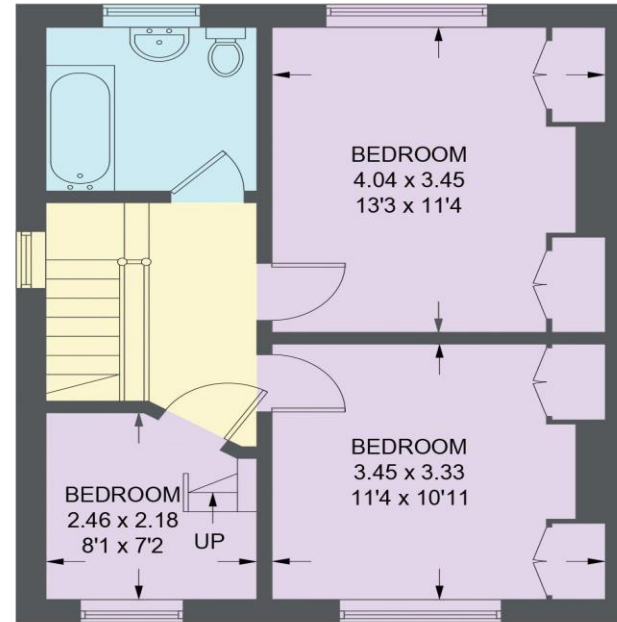
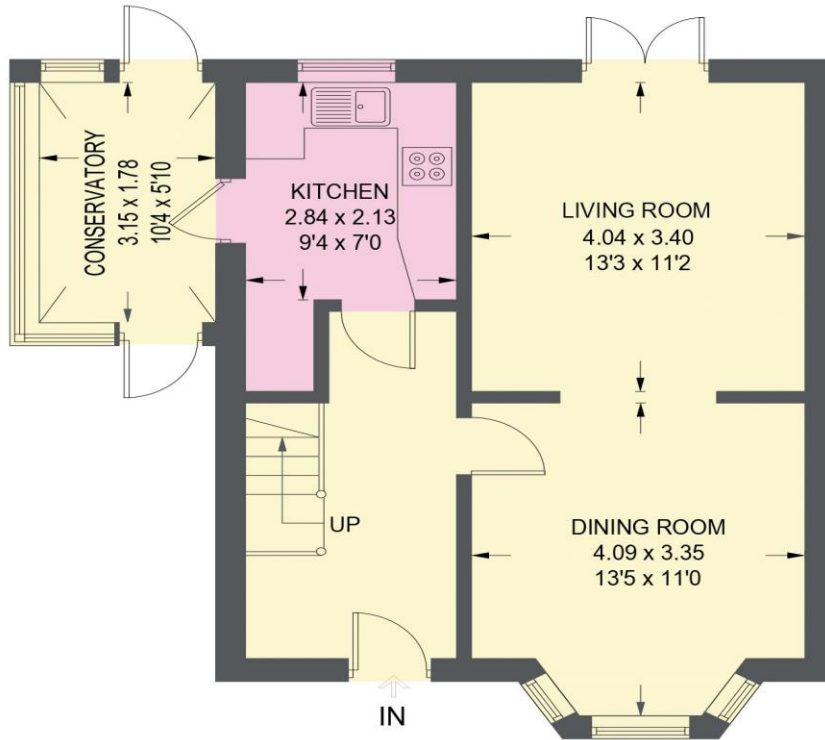


Illustration for identification purposes only, measurements are approximate, not to scale.

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.