







## 36 Durlstone Drive

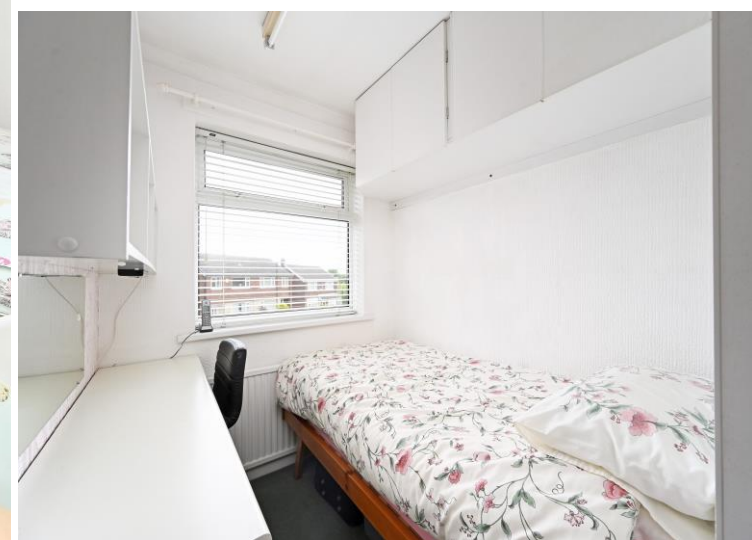
Sheffield • South Yorkshire • S12 2TT

Guide Price £220,000 - £230,000

Generously proportioned 3-bedroom semi-detached property in S12. Featuring dual aspect, spacious open plan living space with wraparound kitchen and lovely garden views. Benefits from attractive front and rear garden, driveway providing off street parking for multiple vehicles, garage, gas central heating and double glazing. No onward chain. The ground floor features a spacious dual aspect open plan living area with front facing lounge and adjoining dining area. Sliding patio doors open through to the kitchen which wraps around the property filled with natural light and pleasant garden views. Fitted with modern white gloss units, complementary worktops, integrated oven, gas hob and space with plumbing for further freestanding appliances. The first floor comprises of 3 good sized bedrooms, both double incorporate generous built in storage and a smaller third single / study. The fully tiled shower room features heated towel rail. Externally is a generous driveway and attractive front garden bursting with colour. At the rear is a tiered lawn complemented by beautiful flower beds, potting shed and garage. Durlstone Drive is well placed for a range of local amenities, links to the ring road, the M1 Motorway network, and within close proximity of Supertram links.

Leasehold 800 years, 740 remaining £10pa Council Tax Band C





- 3-Bedroom Semi-Detached Property in S12
- Generously Proportioned
- Spacious Open Plan Living Space
- Modern Kitchen with Integrated Appliances
- Gas Central Heating & Double Glazing

- Excellent Transport Links
- Driveway & Garage
- Attractive Front and Rear Garden
- Leasehold 800 years, 740 remaining £10pa
- Council Tax Band C, EPC TBC



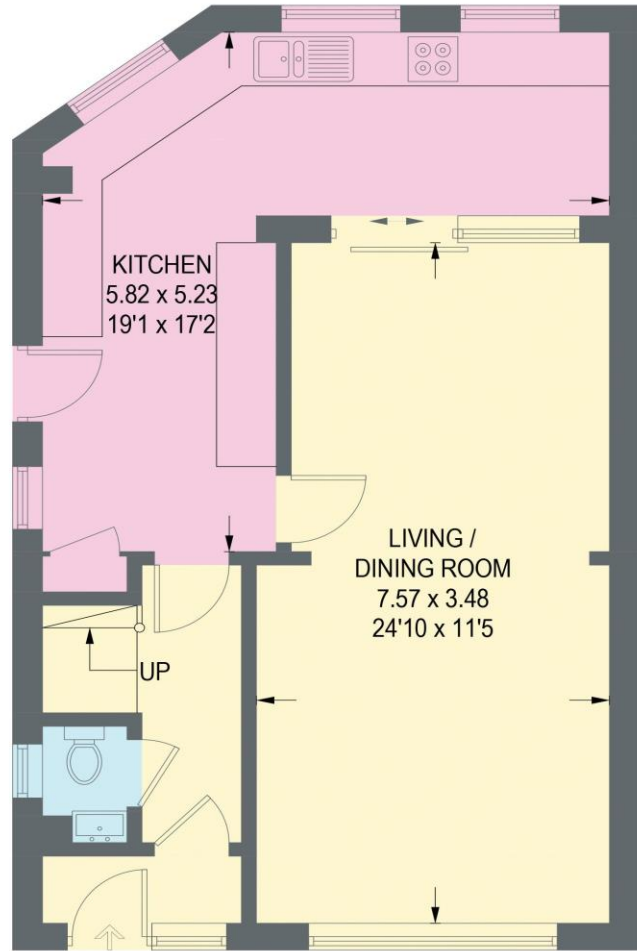


# 36 DURLSTONE DRIVE

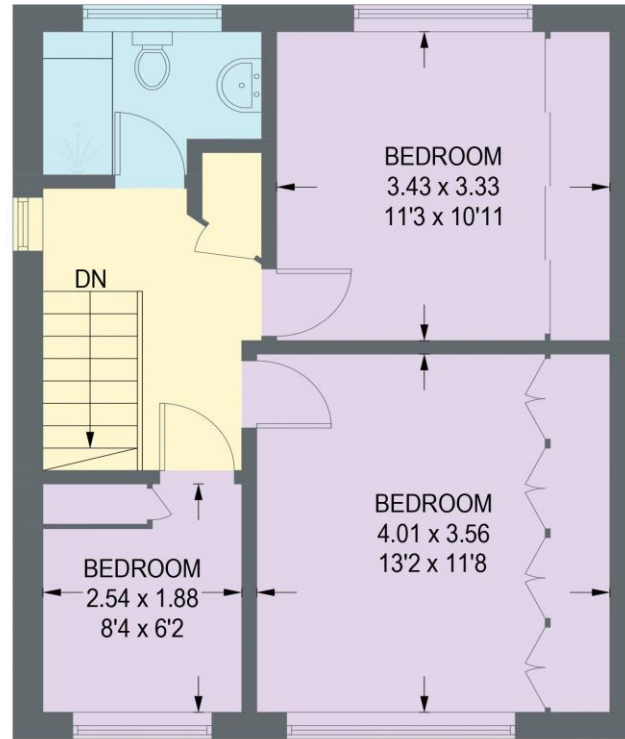
APPROXIMATE GROSS INTERNAL AREA = 99.0 SQ M / 1065 SQ FT

GARAGE = 14.0 SQ M / 151 SQ FT

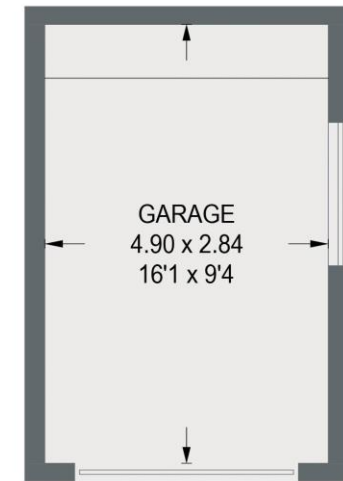
TOTAL = 113.0 SQ M / 1216 SQ FT



**GROUND FLOOR**  
55.7 SQ M / 599 SQ FT



**FIRST FLOOR**  
43.3 SQ M / 466 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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



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