



19 Burlington Grove, Dore, Sheffield, S17 3PH

Saxton Mee



# 19 Burlington Grove

## Dore

Guide Price

# £675,000

£675,000 to £695,000 Guide Price

In this very sought after suburb, in an excellent catchment area for schools and on a quiet cul de sac, a four bedroom, two bathroom detached family residence.

Entrance porch, reception hall with glass and oak staircase, cloakroom, through lounge/dining room with patio doors leading out to rear terrace and garden, breakfast kitchen with modern contemporary range of units and appliances and opening through to dining area. First Floor: bedroom one with access to balcony and en suite shower room. Three further double bedrooms and family bathroom with full suite. Outside: double width driveway and integral double garage. To the rear, terrace and attractive garden area.

The property is currently having a few alterations internally and externally and these will be completed for the lucky successful purchaser!

CONTACT THE OFFICE FOR DETAILS OF PLANNED WORKS.

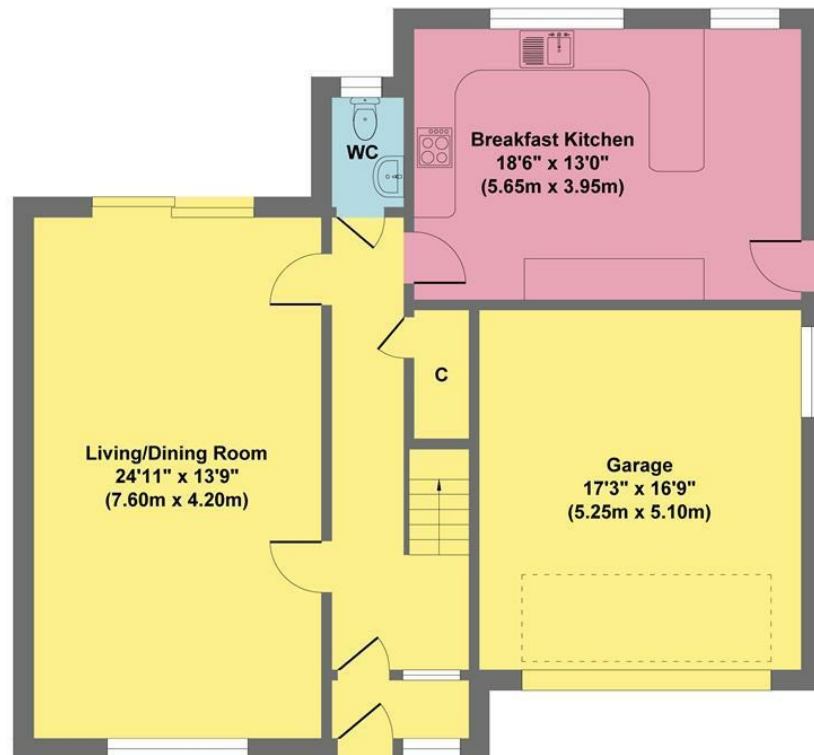
- Very Sought After Suburb on a Quiet Cul De Sac
- Excellent Amenities and First Class Schools
- Four Double Bedrooms and Two Bathrooms
- Large Through Lounge/Dining Room with Patio Doors
- Separate Large Living Kitchen
- Master Bedroom with En Suite Shower Room
- Large Integral Double Garage
- Easy Access of the Peak District
- EPC Rating: TBC
- Viewing: Banner Cross office



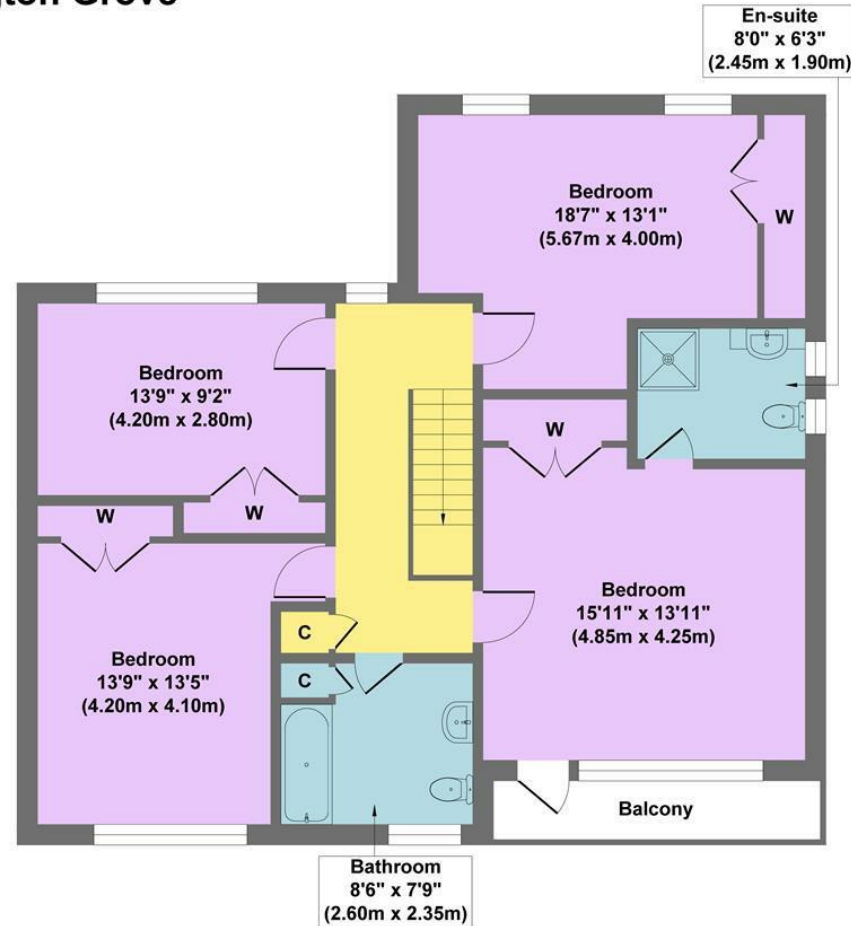




## 19 Burlington Grove



**Ground Floor**  
Approximate Floor Area  
Area 1054 sq.ft  
(97.90 sq.m.)



**First Floor**  
Approximate Floor Area  
Area 1035 sq.ft  
(96.12 sq.m.)

**Approx. Gross Internal Floor Area 2089 sq.ft / 194.02 sq.m**

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

**Banner Cross**  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

**Dronfield**  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

**Hathersage**  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

**Bakewell**  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

**Matlock**  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

