



6 Netherby Manor, 27 Dore Road, Sheffield, S17 3NA

Saxton Mee

6 Netherby Manor

27 Dore Road

Asking Price

£270,000

A superb three double bedroom penthouse apartment in what is unquestionably one of Sheffield's premier locations. Located on the lower section of Dore Road, Netherby Manor was once a substantial dwelling house but has been sympathetically converted and extended to accommodate several spacious apartments with communal gardens and private parking.

The property is perfectly positioned to take full advantage of the facilities to be found in the villages of both Dore and Totley, is well serviced by road and rail links to Sheffield City Centre and beyond and just a short drive from the Peak National Park.

The property in brief, comprises: a communal entrance hallway and stairs leading to the front door, spacious private entrance hallway, living room, breakfasting kitchen with fitted units and integrated appliances, master bedroom with en-suite, two further bedrooms and house bathroom. Huge loft space, owned by number 6 and providing potential for further development, subject to freeholders permission and the necessary regulations. Externally the property has use of the communal gardens and two private parking spaces. The property is offered for sale with immediate vacant possession and no chain.

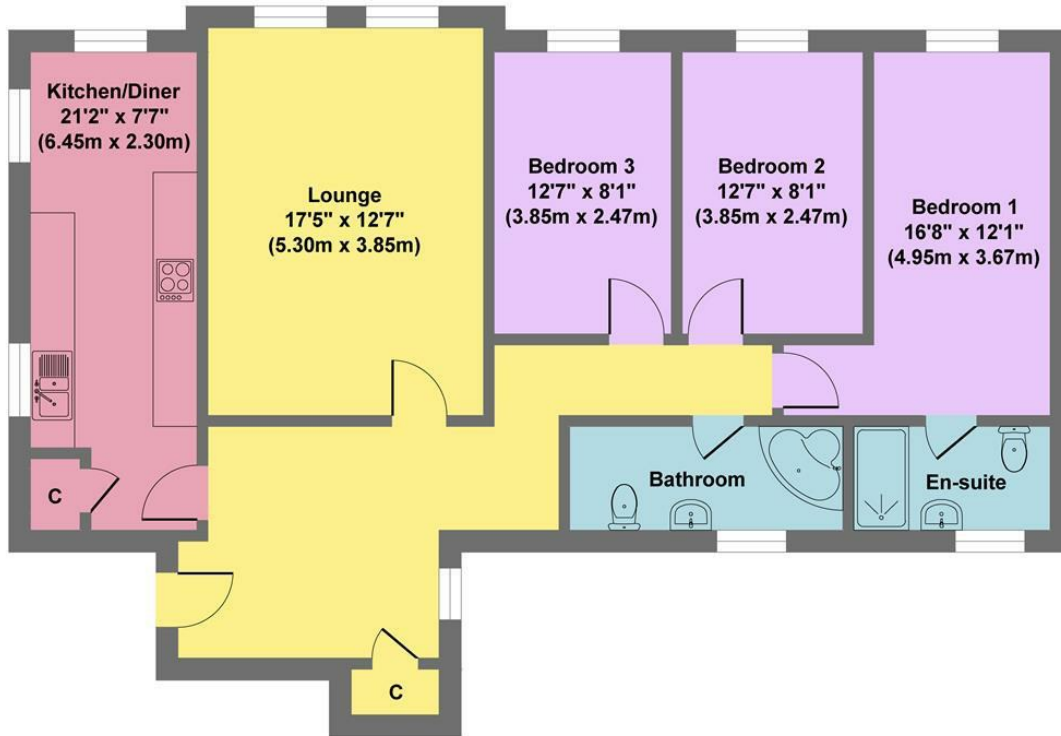
Energy Efficiency Rating C

- Three Double Bedrooms
- Two Bathrooms (one ensuite)
- Breakfast kitchen with a seating area.
- Entrance hall with storage cupboard.
- Two allocated parking spaces.
- Security intercom access.
- Immediate vacant possession and no chain.
- Perfectly positioned for the local amenities.
- Communal south, south westerly facing garden.
- Huge loft space, owned by number 6 and providing potential for further development (subject to regs and permission)





6 Netherby Manor



First Floor
Approximate Floor Area
 1070 sq.ft
 (99.41 sq.m.)



Loft Space
Approximate Floor Area
 477 sq.ft
 (44.34 sq.m.)

Approx. Gross Internal Floor Area 1547 sq.ft / 143.75 sq.m

Illustration for identification puposes 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.'

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