



12 Devonshire Terrace Road, Dore, Sheffield, S17 3EF

Saxton Mee

12 Devonshire Terrace Road

Dore

Guide Price

£350,000

GUIDE PRICE £350,000-£365,000

A very well appointed, three bedroom stone fronted mid-terrace located in this convenient location in the heart of Dore.

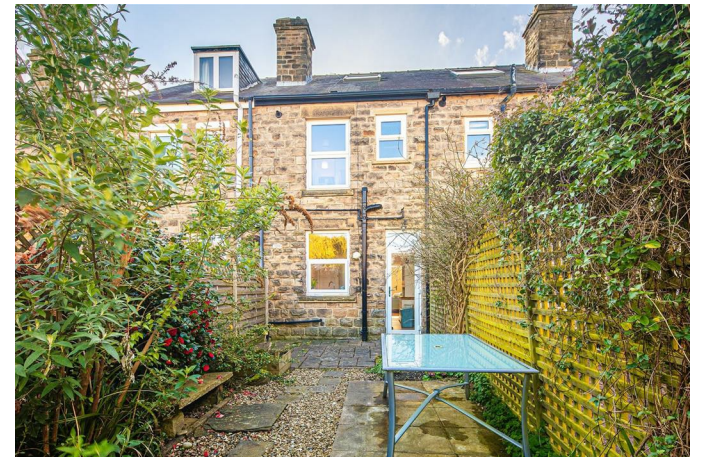
The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising; Lounge to the front with chimney breast and central fireplace with multi-fuel burner. To the rear is a spacious kitchen diner having a range of wall and base units with space for a dishwasher, fridge/freezer and integrated oven with hob and extractor above. The cellar provides a useful storage space with plumbing for a washing machine. To the first floor is a double bedroom to the front and single bedroom two. Modern, larger than average family bathroom with bath and shower over, wash hand basin and W.C. A staircase rises to the third attic double bedroom which is generously proportioned, with eaves storage and a Velux window.

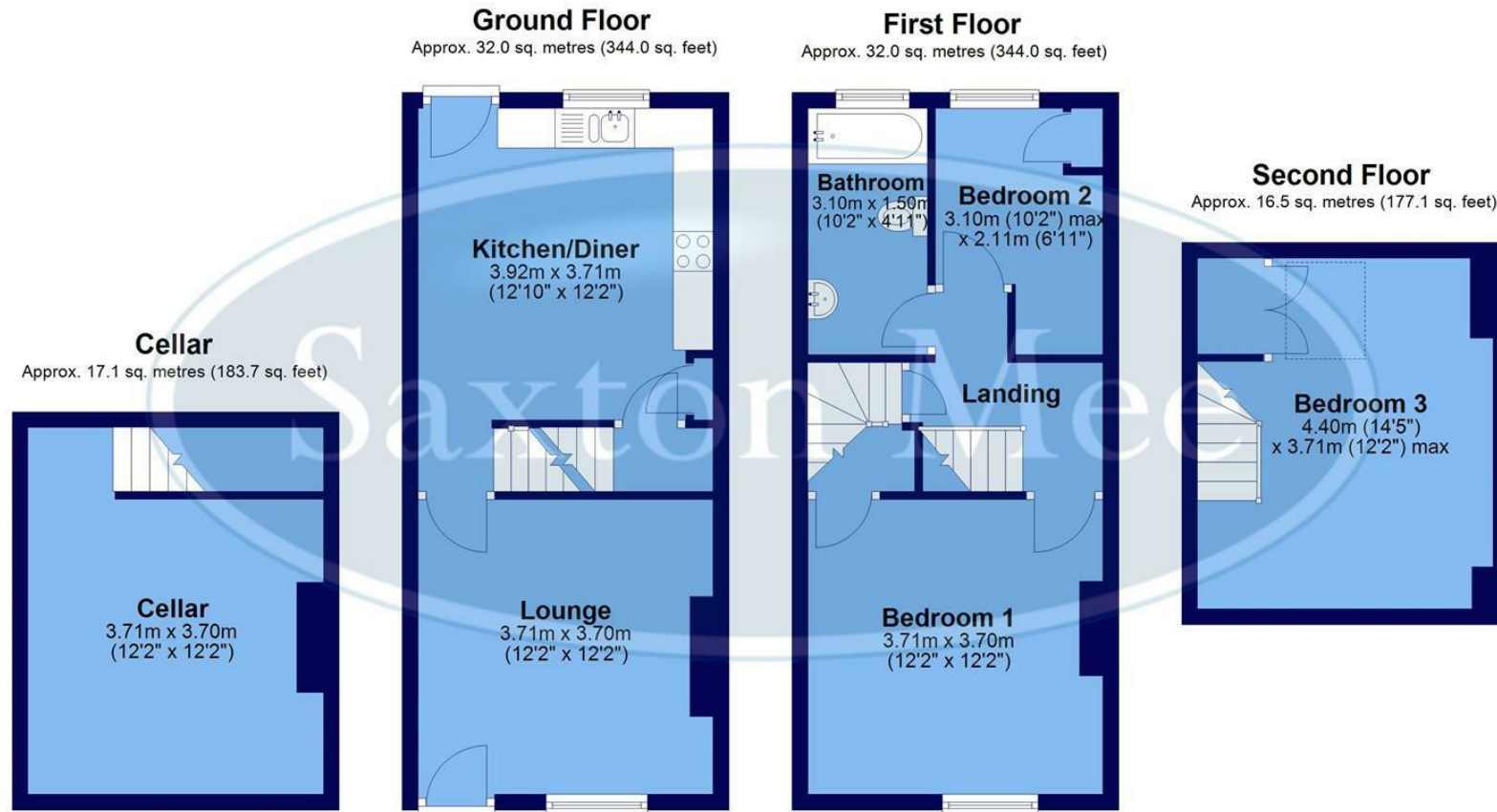
Outside there is a private courtyard garden which is low maintenance and an outdoor store. Note there are no third party access rights over the garden, creating a safe and secure space for children and pets alike.

Devonshire Terrace Road is well positioned for first class local schools, excellent shops and amenities in Dore, sought after eateries and bars, close proximity to the Peak District and having a local train station within walking distance.



- Three Bedroom Stone Fronted Cottage
- Fantastic Location In The Heart Of Dore
- Well Presented Throughout With Modern Decor
- Private Cottage Style Garden
- Modern Bathroom Suite
- Within Walking Distance Of Shops And Restaurants
- Excellent Transport Links Including Dore Train Station
- Close To Countryside Walks Including Peak District National Park
- Freehold/Council Tax Band C/EPC Rating D
- Viewing Via Banner Cross Office





Total area: approx. 97.4 sq. metres (1048.8 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

