



25 Brinkburn Drive, Dore, Sheffield, S17 3LU



25 Brinkburn Drive

Dore

Guide Price

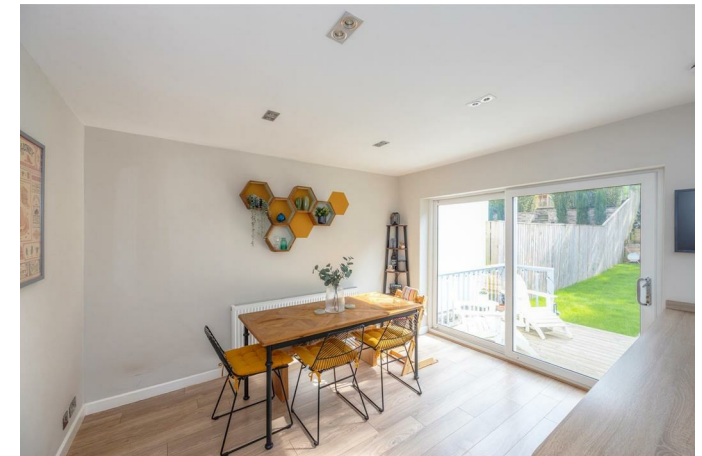
£425,000

GUIDE PRICE £425,000 - £435,000

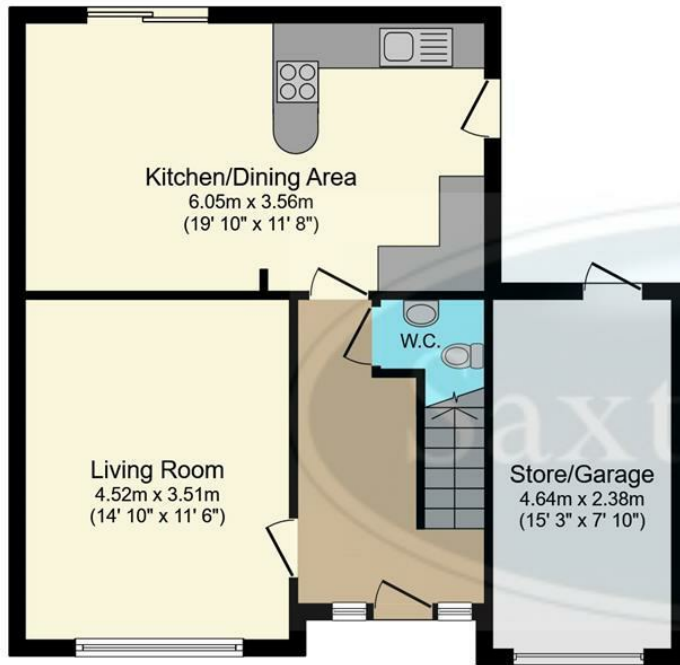
In a great location on a private cul-de-sac sits this larger style, three bedroom, two bathroom, semi detached family home in an excellent catchment area for schools. Stylishly upgraded to a high standard in recent years, an internal inspection is strongly recommended.

The property briefly comprises; Spacious reception hall, cloakroom, lovely sitting room, fantastic large through dining-kitchen, kitchen area with modern contemporary units and range of appliances, adjacent dining area and sliding doors onto terrace and lovely aspect over the garden. To the first floor; master bedroom with en-suite shower room, two further excellent bedrooms and stylish modern bathroom. Outside; long block paved driveway and front garden. To the side; large storage area/potential garage and large rear decked entertaining terrace and lovely level family garden.

- Great, Private Cul-De-Sac, Ideal for Young Children
- Three Good Bedrooms and Two Modern, Contemporary Bathrooms
- Convenient for Local Amenities and Within Walking Distance of Dore Train Station and Abbeydale Sports Club
- Excellent Off-Road Parking
- Superb, Stylish, Modern, Contemporary Living Kitchen
- Large Rear Decked Entertaining Terrace and Lovely Level Family Garden.
- EPC Rating: C
- Council Tax Band: C
- Tenure: Freehold
- Viewings Via Saxton Mee Banner Cross

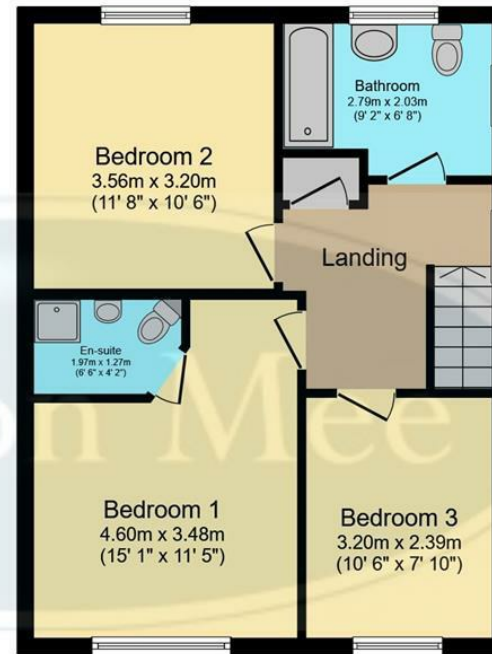






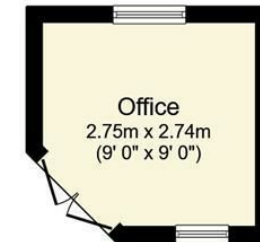
Ground Floor

Floor area 60.1 m² (647 sq.ft.)



First Floor

Floor area 49.7 m² (535 sq.ft.)



Outbuilding

Floor area 7.1 m²
(76 sq.ft.)

TOTAL: 116.9 m² (1,258 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

