



47 Causeway Head Road, Dore, Sheffield, S17 3DS

Saxton Mee

# 47 Causeway Head Road

## Dore

Guide Price

# £550,000

GUIDE PRICE £550,000 - £575,000

A beautifully presented and effectively extended 3/4 bedroom semi detached family home located in this highly regarded area in the catchment for excellent schools.

This delightful family home has an abundance of space created by a single storey extension to the rear.

The property in brief comprises:

Ground Floor: Welcoming entrance hallway with downstairs w.c., beautifully presented lounge with bay window and wood burning stove, open plan living family dining kitchen perfect for modern family living. The kitchen is fitted with a range of modern units with integrated appliances.

First Floor: to the first floor are two really good size double bedrooms, a third single bedroom and a lovely bathroom with bath and separate shower, wash basin and w.c.

Access to the loft space is provided by a wooden staircase. The loft has velux windows providing ample natural light and excellent views.

To the front of the property there is off road parking whilst a car port to the side creates an additional area. To the rear of the property is a single garage. The rear garden is mainly lawn with a good size patio area perfect for entertaining.

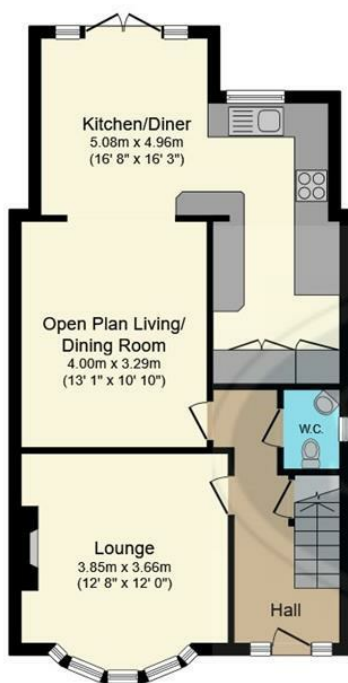
This wonderful family home light and airy accommodation and an abundance of space.

Book your viewing today!

- 3-4 Bedrooms
- Rear extension with a skylight
- Living family dining area perfect for modern family living
- Downstairs w.c.
- Great size kitchen and bathroom
- Good size flat garden
- Beautiful views
- Carport and garage
- EPC Rating: TBC
- Viewings Recommended

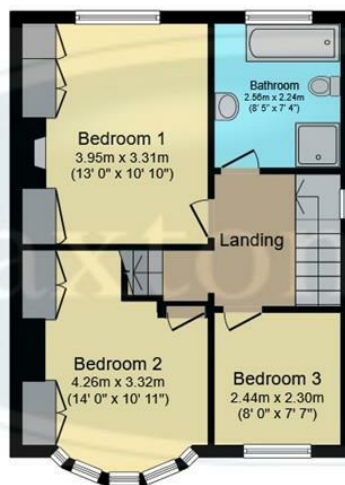






## Ground Floor

Floor area 56.8 m<sup>2</sup> (611 sq.ft.)



## First Floor

Floor area 42.7 m<sup>2</sup> (460 sq.ft.)



## Second Floor

Floor area 21.4 m<sup>2</sup> (230 sq.ft.)



## Garage

Floor area  
10.5 m<sup>2</sup> (113 sq.ft.)

**TOTAL: 131.4 m<sup>2</sup> (1,414 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](http://www.Propertybox.io)

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**Saxton Mee**