





## **8b Bushey Wood Road**

## £280,000

Guide Price £280,000 to £295,000

Set in the sought-after village of Dore, this well-presented three-bedroom duplex apartment offers generous space across two floors—ideal for families, professionals, or anyone needing room to work from home.

The property features off-road parking and a communal garden area, with private stairs leading to the entrance. Inside, the ground floor opens into a hallway leading to a large open-plan kitchen and living area with bay window, perfect for everyday living and hosting. This level also includes a double bedroom and a separate WC.

Upstairs, you'll find two further double bedrooms, including a spacious principal room, along with a modern family bathroom.

The location is a standout feature. Dore offers a strong sense of community, excellent schools, and direct access to stunning green spaces, including the nearby Peak District. A wide range of shops, cafés, and amenities are all close at hand, with Dore & Totley Train Station providing easy links to Sheffield and beyond.

A superb opportunity to enjoy space, greenery, and village life just minutes from the city—early viewing is recommended.

The property is currently tenanted and achieving a rental income of £1,500 per calendar month.

Please Note: Some photos are vendor-supplied and may not be recent.

- Three-bedroom duplex apartment in the heart of highly desirable Dore
- Ideal for first-time buyers or professionals seeking excellent transport links and local amenities
- Spacious open-plan kitchen, dining, and living area perfect for modern living
- One double bedroom and family bathroom on the first floor
- Two further generous double bedrooms on the second floor
- Private entrance with stairs leading up to the first-floor accommodation
- Off-road parking and access to a communal garden area
- Close to Dore Train Station, local bus routes, highly regarded schools, and beautiful countryside walks
- Leasehold EPC E
- · Viewings strictly by appointment



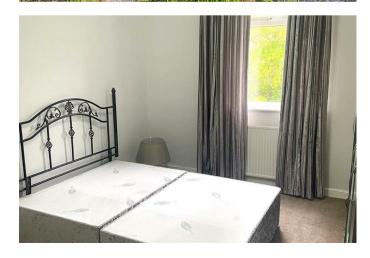


















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