



8b Bushey Wood Road, Sheffield, S17 3QB

Saxton Mee



# 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











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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