



55 Abbeydale Park Rise, Dore, Sheffield, S17 3PB

Saxton Mee

55 Abbeydale Park Rise

Dore

Guide Price

£475,000

Guide Price £475,000 to £500,000

Fabulous Four Bedroom Extended Semi-Detached Home in Highly Sought-After Dore

Situated in the ever-popular suburb of Dore, this beautifully presented and thoughtfully extended four-bedroom semi-detached home offers generous living space, a bright and airy layout, and a superb position close to excellent local schools, transport links, and amenities.

The property is located on a beautiful cherry tree lined road and enjoys easy access to bus routes on nearby Abbeydale Road, providing convenient connections to both the Peak District National Park and Sheffield City Centre, whilst Dore & Totley Train Station is just a short stroll away, ideal for commuters and adventurers alike.

On the ground floor, the accommodation features a welcoming hallway leading to a bay-fronted living room, an elegant dining room, and a well-proportioned kitchen with an adjoining utility area and access to a WC. A wonderful sunroom/conservatory at the rear provides an inviting space to relax while overlooking the beautifully maintained flat rear garden.

Upstairs, there are four well-sized bedrooms and a modern family bathroom, offering comfortable and versatile accommodation for families or those seeking space to work from home.

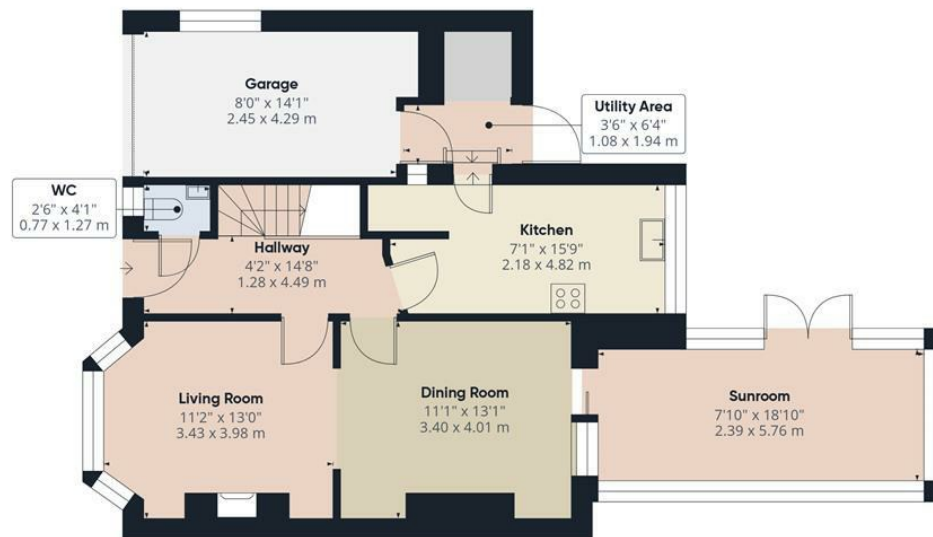
Outside, to the rear of the property is a beautifully maintained flat rear garden, which includes lawns, patio areas, and mature planting for privacy and colour throughout the seasons. At the front, the property benefits from off-road parking on the driveway and an integral garage providing further storage options.

With excellent local amenities, cafes, shops, and scenic countryside walks nearby, this property combines convenience with a wonderful lifestyle opportunity in one of Sheffield's most desirable areas.

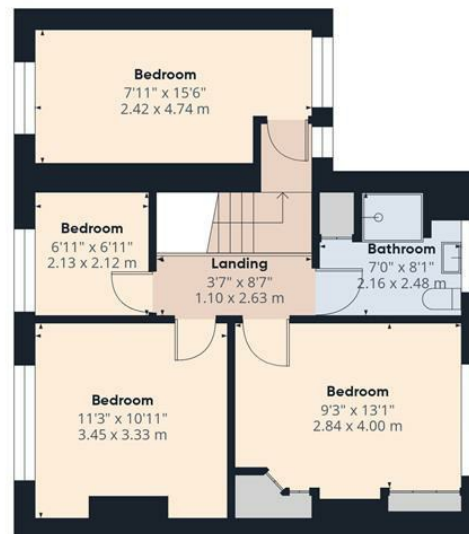
- Beautifully presented and thoughtfully extended four-bedroom semi-detached home
- Located in the highly sought-after suburb of Dore
- Spacious, bright and airy layout ideal for modern family living
- Bay-fronted living room
- Utility room and downstairs WC
- Convenient access to Abbeydale Road bus routes, the Peak District National Park and Sheffield City Centre
- Short walk to Dore & Totley Train Station — perfect for commuters
- Well-maintained flat rear garden with lawn, patio areas and mature planting for privacy and year-round colour
- Off-road parking, integral garage and proximity to excellent schools, shops, cafés and countryside walks
- Call Saxton Mee Banner Cross to arrange your viewing







Ground Floor



Floor 1

Approximate total area^m

1316 ft²
122.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS:
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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