







24 Rushley Road

Dore • Sheffield • S17 3EJ

Guide Price at £575,000 to £600,000

An extended 4 bedroom detached house with a lovely lawned garden in Dore village. Believed to date back to 1908, offering accommodation on two floors, with 4 bedrooms and 3 reception rooms. Benefits from gas central heating. Requires general updating with the potential to extend to create a fabulous family home, subject to any necessary consents. Generous size lawned garden. Driveway and garage. No chain. Freehold. On the ground floor, there is an entrance porch with a quarry tiled floor. A further door opens into a reception hall with a cloakroom, having a WC and a wash basin. The lounge is a generous size reception room with a focal open fire and dual aspect windows. A glass door opens into a dining room extension, overlooking the garden, with a door onto the patio. The breakfast kitchen is also spacious, requiring updating. There is the potential to extend the rear of the property, to create a larger open plan living kitchen with bi-folding doors onto the garden, subject to consents. The ground floor is completed with a front family room/study, offering versatility. A door from the kitchen provides access to the storage cellars, one section housing the gas central heating boiler. On the first floor, there is a landing with a ceiling hatch to the loft, four bedrooms, three having a wash basin, along with a family bathroom. Potential buyers could look in to extending and converting the roof space, subject to any consents. Outside, there is a flagged front driveway and garden, with planted borders. The garage measures 25'10 x 7'6 with power and lighting. There is gated access to the side into a lovely rear garden, generous in size, mainly lawned, with mature planted borders, including a variety of fruit trees and plants. There is a flagged patio, a greenhouse, a potting/tool shed, along with a washroom/outbuilding, which is tiled and has a sink, plumbing for a washing machine, and space for a tumble dryer. Rushley Road is a popular road well-served by local shops and amenities in the village, highly regarded local schools, parks and recreational facilities, public transport, including Dore Train Station, along with access to the city centre, hospitals, universities, and the Peak District.





- Detached House Dating Back to 1908
- 4 Bedrooms
- Ground Floor Rear Extension
- 3 Reception Rooms
- Generous Size Lawned Garden
- Needs General Updating
- Potential to Extend
- Driveway & Garage
- Close to Centre of Village & Schools
- No Chain & Freehold





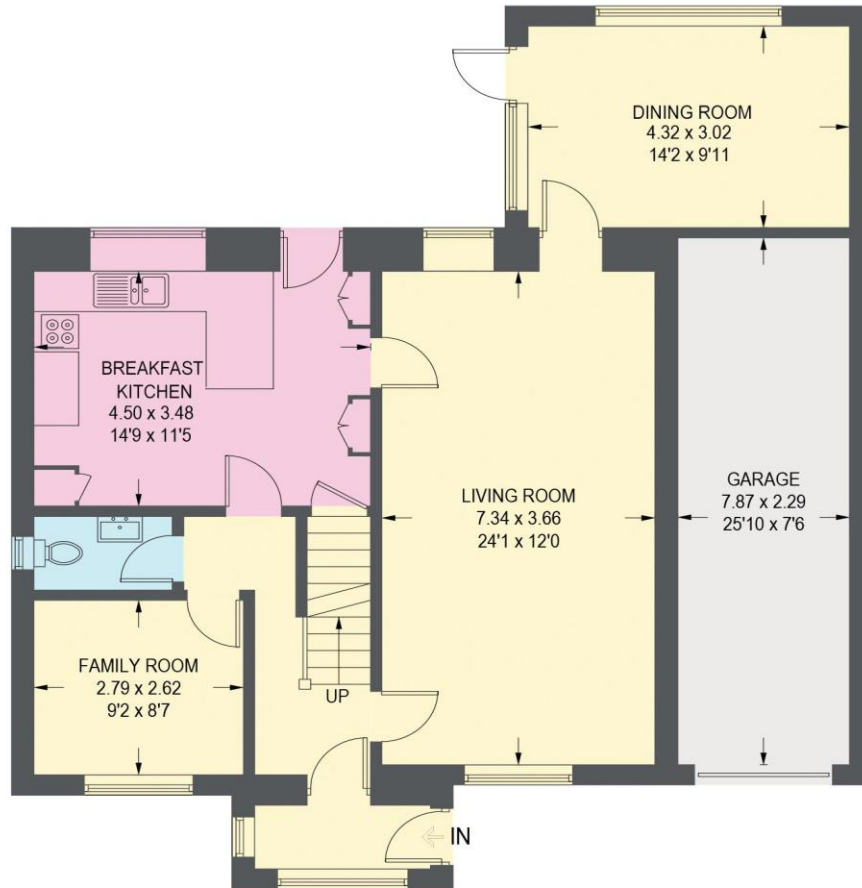
24 RUSHLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 140.8 SQ M / 1516 SQ FT

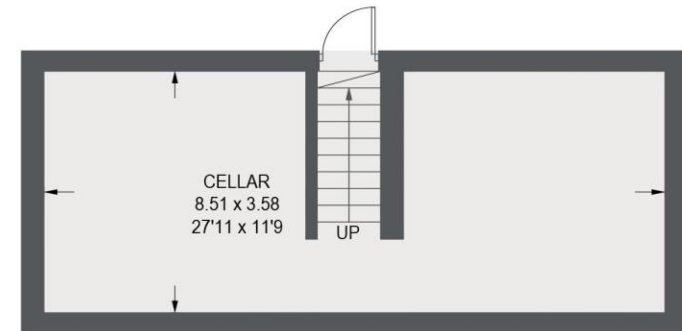
CELLAR = 30 SQ M / 323 SQ FT

GARAGE = 18 SQ M / 194 SQ FT

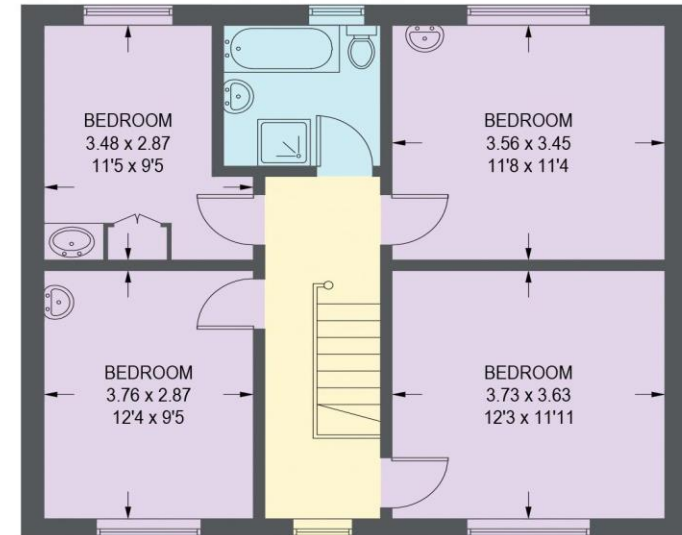
TOTAL = 188.8 SQ M / 2033 SQ FT



**GROUND FLOOR = 79.8 SQ M / 859 SQ FT
(EXCLUDING GARAGE)**



CELLAR = 30 SQ M / 323 SQ FT



FIRST FLOOR = 61 SQ M / 657 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



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