







16 Rushley Road

Dore • Sheffield • S17 3EJ

Guide Price £695,000 - £725,000

A superb and effectively extended 4 bedroom stone fronted semi detached house located in Dore. The property has a fabulous open plan dining kitchen, attractive decor throughout, feature fireplace with log burner, en-suite shower room, cellar, gas central heating with combination boiler, uPVC double glazing, driveway and stands in delightful gardens. The accommodation comprises: Porch. Entrance hallway with Karndean floor and access to the cellar. W.C in white. Living room with bay window, mahogany fire surround and log burner, square archway to a dining room with doors leading to the dining kitchen. Open plan dining kitchen having a range of cream units complemented by granite worktops, breakfast bar, Belfast sink, Porcelanosa tiled floor, 3 Velux windows and bi-fold doors creating a light and airy feel. Generous first floor landing. Bedroom 1 with en-suite shower room in white, fully tiled and extractor. Bedroom 2 with bay window. Two further bedrooms. Bathroom having a white suite, shower, fully tiled, vanity unit, extractor and ladder radiator. Front gravel driveway. To the rear of the property is an Indian stone patio, generous lawn enclosed by privet hedging, further patio and timber shed. Dore offers a variety of shops, cafes, restaurants, pubs, Dore Church, recreational facilities, highly regarded local schools, public transport, Dore Train Station and access to the city centre, hospitals, universities and the Peak District. Freehold.





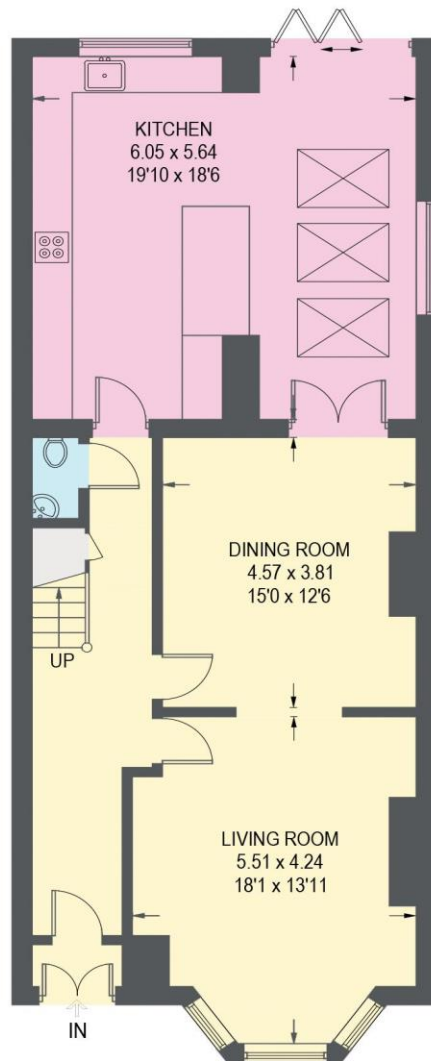
- Extended 4 Bedroom Semi Detached
- Fabulous Open Plan Dining Kitchen
- Feature Fireplace With Log Burner
- Ground Floor W.C & Cellar
- En-Suite Shower Room

- uPVC Double Glazing
- Gas Central Heating With Combination Boiler
- Driveway & Delightful Gardens
- Excellent Amenities & Transport Links
- Freehold & EPC Rating D

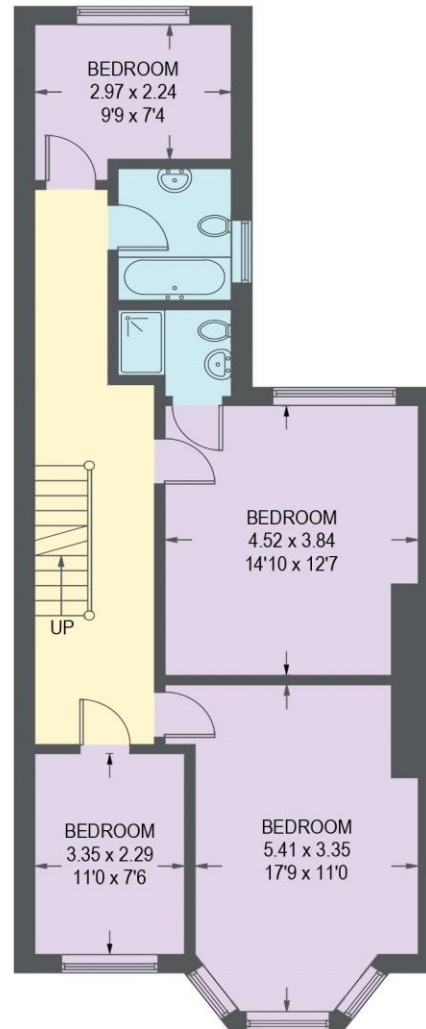


16 RUSHLEY ROAD

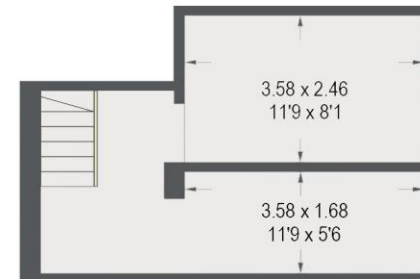
APPROXIMATE GROSS INTERNAL AREA = 187 SQ M / 2013 SQ FT



GROUND FLOOR
91.6 SQ M / 986 SQ FT



FIRST FLOOR
73.3 SQ M / 789 SQ FT



CELLAR
22.1 SQ M / 238 SQ FT

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

