







Flat 9 Dore Court

Ladies Spring Grove • Dore • S17 3LR

Asking Price £135,000

This spacious two double bedroom top floor apartment offers light and airy accommodation with a private balcony and leafy outlook. Conveniently located beside Dore Station, the property is available with no onward chain and includes a garage and access to communal gardens. The accommodation, which would benefit from general updating, comprises a communal entrance with stairs rising to the third (top) floor, leading to a private entrance hall with a storage cupboard housing the heating system and an additional cloakroom cupboard. The generous open-plan living and dining area is front-facing, filled with natural light and provides access to the balcony, offering a flexible and comfortable living space. The kitchen enjoys a pleasant leafy outlook and is fitted with a matching range of units, an integrated oven, electric hob with extractor, and a useful walk-in pantry. There are two good-sized double bedrooms, both neutrally decorated and featuring built-in storage, along with a fully tiled shower room complete with a modern corner shower cubicle, chrome heated towel rail, and contemporary tiling. Externally, the property benefits from well-maintained communal gardens and an allocated garage. Dore is one of Sheffield's most sought-after suburbs, offering a perfect blend of village charm and city convenience. Nestled on the edge of the Peak District, it boasts scenic surroundings, excellent local amenities, and highly regarded schools. The area has a welcoming community feel with independent shops, cafés, and pubs, while Dore & Totley station provides direct links to Sheffield and Manchester ideal for commuters and outdoor enthusiasts alike.

Service Charge RDB Estates - 369.52/6 months Insurance Charge £444.04 pa, 800 Years 25/03/1964 £19.10pa, Council Tax Band B, EPC Rating D





- Top Floor Apartment in Dore, S17
- 2 Double Bedrooms
- Convenient Location Close to Dore Station
- Light & Airy Accommodation
- Front Facing Balcony
- Leafy Outlook to the Rear
- Communal Gardens & Allocated Secure Garage
- 800 Years 25/03/1964 £19.10pa
- Service charge RDB Estates - 369.52/6 months
- Council Tax Band B, EPC Rating D



LADIES SPRING GROVE

10
mph

DORE COURT AREA 1 TO 8

NO
PARKING

FLAT 9, DORE COURT

APPROXIMATE GROSS INTERNAL AREA = 62.6 SQ M / 674 SQ FT
(EXCLUDING GARAGE)

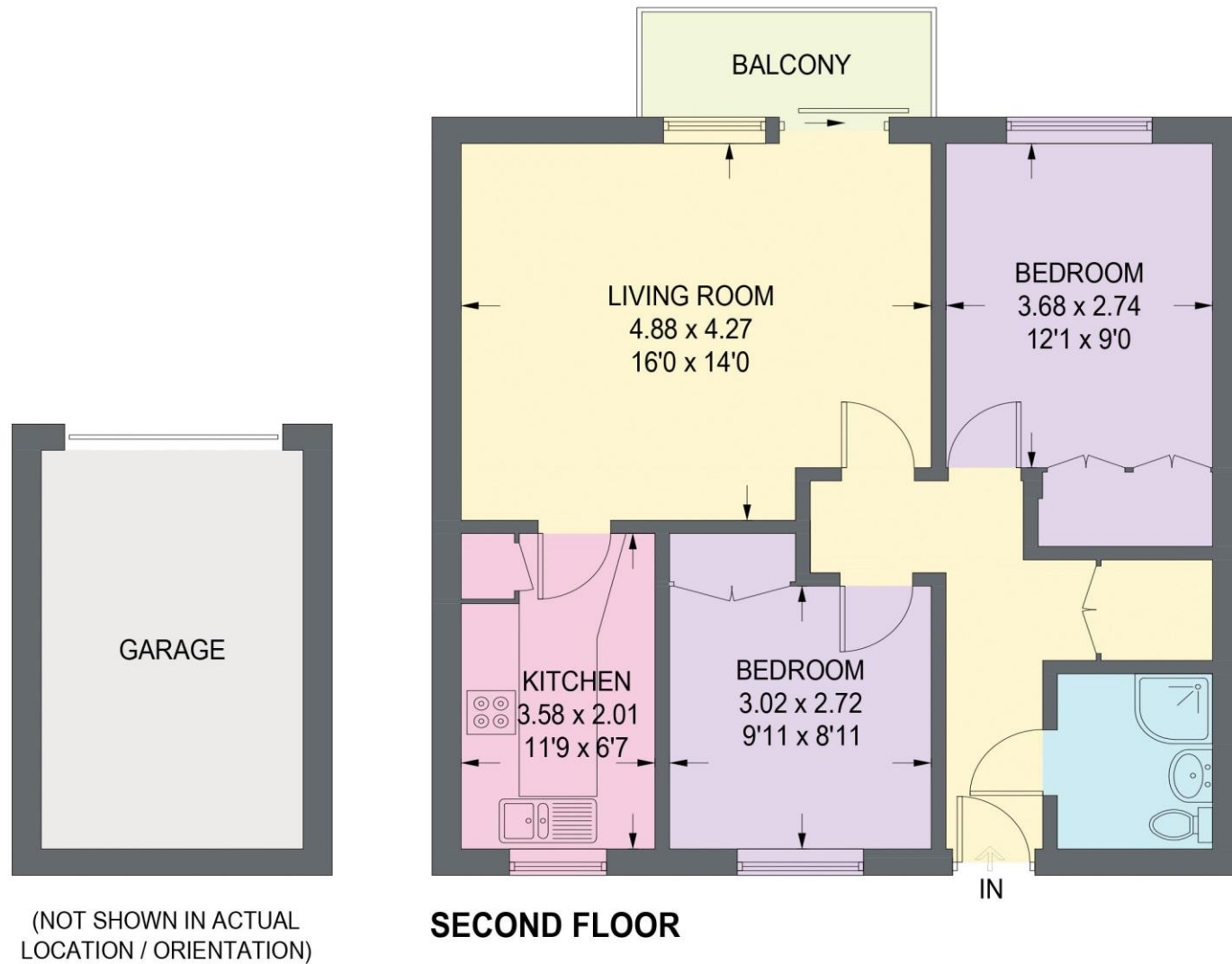


Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDMRP2025)



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