



70 Dore Road, Dore, Sheffield, South Yorkshire, S17 3NE
Offers In The Region Of £750,000

70 Dore Road, Sheffield S17 3NE

Andersons are proud to offer to the open market this fabulous, detached family residence located in the highly desirable semi-rural location of Dore. Situated in an enviable position on this prestigious road, a curb side inspection does not do justice to this unique property. We have been informed that the property was constructed in 1969 by Guildway, using Canadian cedar. The property has only had two 'careful owners and the current vendors have very much enjoyed living here since 1976.

Whilst being a much loved home the property is getting ready for some modernisation and cosmetic upgrading. The property stands in well maintained gardens enjoys a lovely sunny, south westerly facing aspect to the front. Being well proportioned throughout (approx. 2070sqft), benefiting from spacious, versatile accommodation and enjoying a lovely outlook on to Dore Road. The property benefits from warm air central heating, majority sealed unit double glazed windows, double garage, modern kitchen, two bathrooms and a separate w/c.

Dore is situated on the edge of the city and it adjoins the beautiful surrounding countryside and is a very desirable place to live, the popular and pretty village offers comprehensive amenities including first class schooling for all age groups, restaurants, public houses, coffee shops, church, post office, chemist and supermarkets and there is a strong communal spirit. Dore is situated some six miles south west of Sheffield city centre, which can be approached via regular transport links running along Abbeydale



Council Tax Band: G



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The area has always been a firm family favourite due to its highly regarded schooling supported by excellent sporting facilities, with golf courses, a driving range and both tennis and squash facilities found close by. In the heart of the village is Dore's Recreation Ground with its children's play area and the "rec" is the site of the always popular annual village gala.

All in all Dore is a splendid place and Dore Road is one of its most popular addresses.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Having a glazed timber entrance door with complimentary glazed side panel. There are two useful cloaks cupboards with sliding doors, coving to the ceiling, an airing cupboard which provides storage and houses the hot water cylinder and a further cupboard which contains the warm air central heating boiler.

LIVING ROOM

19 x 17'11"

A generously proportioned living room which benefits from a feature stone fire place with stone hearth, mantel and inset coal effect gas fire. There is a side facing sealed unit double glazed window, coving to the ceiling and an aluminium double glazed patio doors which have a great aspect over the front lawn and onto Dore Road.

DINING ROOM

12'2" x 12'1"

With a front facing sealed unit double glazed window and coving to the ceiling.

KITCHEN

12'2" (max) x 10'7"

Fitted with a range of cream fronted units above and below granite work surfaces which incorporates a 1 1/2 bowl stainless steel sink with mixer taps. There is a four ring ceramic hob, single electric oven with warming drawer below and built in microwave above. There is also an integrated fridge, an integrated slim line dishwasher and a side facing sealed unit double glazed window.

PANTRY

4'5" x 2'11"

Provides additional storage space.

REAR PORCH

6'8" x 5'2"

Having a half glazed timber door and useful cupboard which provides shelf storage and houses the gas meter, electric meter and electrical consumer unit.

UTILITY ROOM

6'8" x 5'4"

Fitted with a single drainer stainless steel sink with mixer taps. There are also tiled splash backs, a side facing single glazed window and a range of units above and below work surfaces.

INNER HALL

BATHROOM

7'10" x 6'3"

Filled with a modern three piece suite comprising of a panelled bath, separate shower cubicle with thermostatics shower, low flush w/c and a vanity wash hand basin with storage below. There are ceramic tiles to the walls, a heated towel radiator and a side facing sealed unit double glazed window.

SEPARATE W/C

4'10" x 3'7"

Being fully tiled and benefitting from a low flush w/c, a vanity wash hand basin and a side facing sealed unit double glazed window.

BEDROOM ONE

16'11" x 10'1"

Having a side facing sealed unit double glazed window, built in wardrobes and access to the;

JACK AND JILL BATHROOM

7'10" x 6'4"

Being accessed from both Bedroom One and the Hallway. Fitted with a modern suite comprising of a panelled bath with mixer shower over, low flush w/c and vanity wash hand basin with storage below. There are ceramic tiled walls, a sealed unit double glazed window and heated towel radiator.

BEDROOM TWO

15'11" x 9'5"

Having side facing sealed unit double glazed window and built in wardrobes.

BEDROOM THREE

12'9" x 11'11"

Having a side facing sealed unit double glazed window, two built in wardrobes and coving to the ceiling.

BEDROOM FOUR

9'5" x 6'9" m

Having a side facing sealed unit double glazed window and a built in wardrobe.

OUTSIDE

The property stands in well maintained gardens with mature shrubs and planted beds. There is a pleasant seating area which enjoys a south westerly aspect along with a more practical paved area located near to the garage. There is an area of car hard standing to the front of the property.

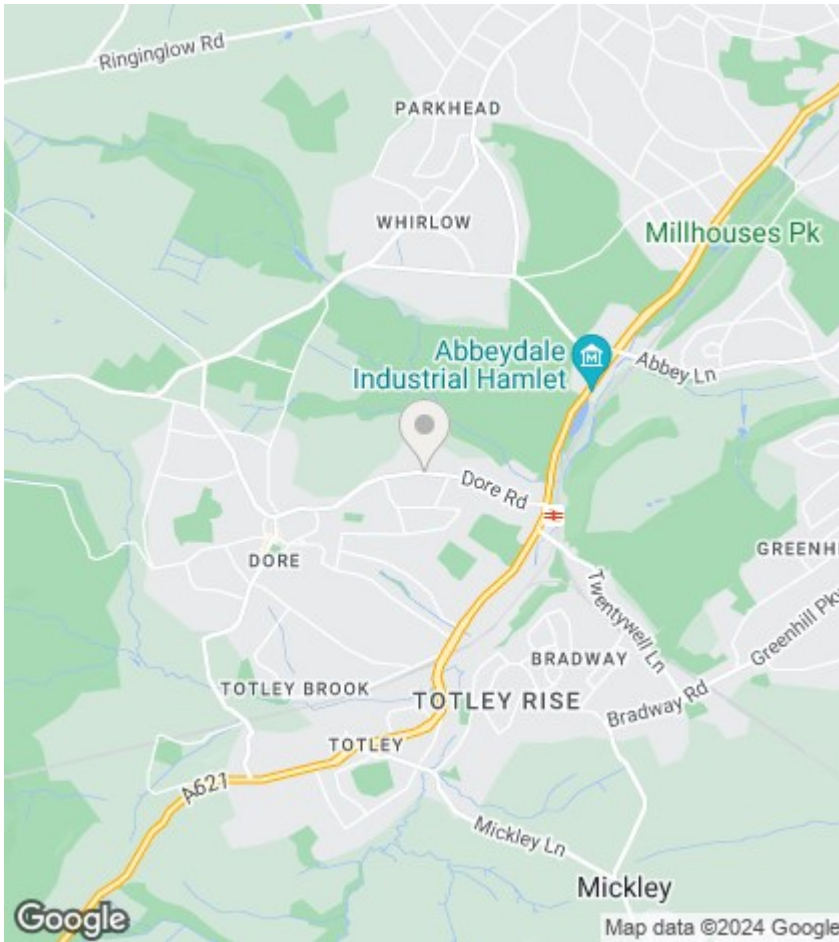
DOUBLE GARAGE

23'2" x 18'2"

With electric up and over double doors, power, light and rear personnel door.

GENERAL

Please note that the property is believed to have been constructed using a timber frame method which is classed, by some mortgage lenders, as non traditional construction. If a mortgage is required to purchase the property we would recommend any perspective purchaser speak to their mortgage advisor/ lender before making an offer.



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

