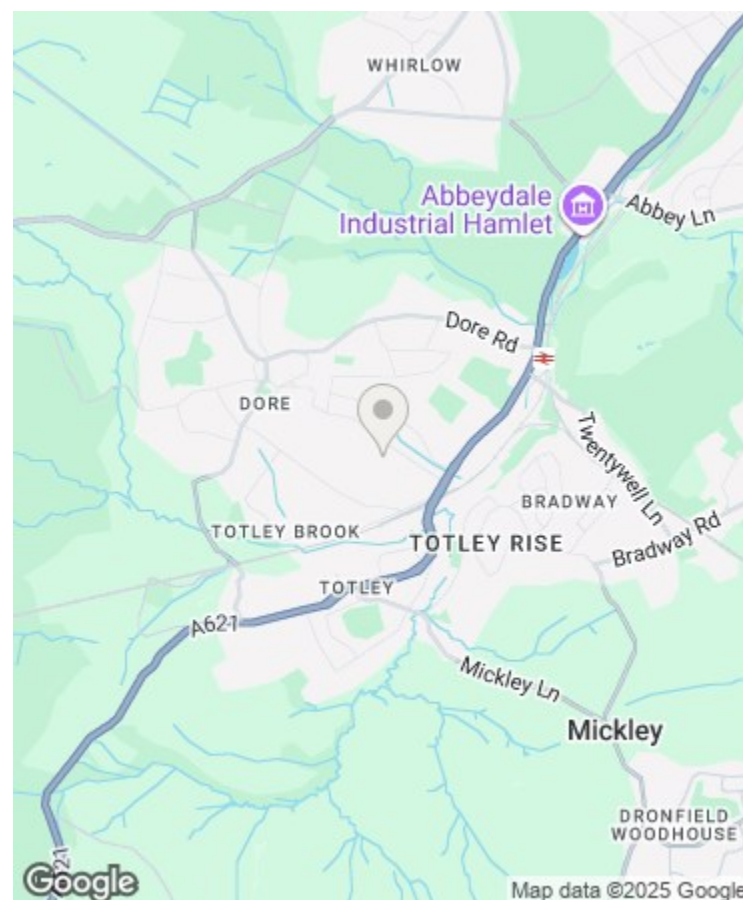




Directions

Viewings

Viewings by arrangement only. Call 0114 4830038 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		72	86
		EU Directive 2002/91/EC	

JC SALES & LETTINGS

Tel: 0114 483 0038
E-mail: sales@jc-salesandlettings.com
Website: www.jc-salesandlettings.com



48 Vernon Road, Sheffield, S17 3QE



Total Area: 125.0 m² ... 1346 ft²

All measurements are approximate and for display purposes only

48 Vernon Road, Dore, Sheffield, S17 3QE

Guide price £525,000

- Very large, extended three bedroom semi-detached
- Good size self contained gym / home office
- Utility room
- In catchment for outstanding local schools
- Private driveway providing off road parking for two vehicles
- Very large dining kitchen with 3 metre island
- Two modern bathrooms
- Excellent location on highly sought after cul-de-sac in Dore
- Good size, enclosed garden to the rear
- Internal inspection is highly recommended

48 Vernon Road, Sheffield S17 3QE

GUIDE PRICE £525,000 - £550,000.

A TRULY STUNNING and effectively EXTENDED, three bedroom semi-detached property with LARGE SELF-CONTAINED GYM / HOME OFFICE, huge OPEN PLAN KITCHEN / DINING ROOM with 3 metre island, additional OFFICE ROOM, TWO BATHROOMS, a WELL PROPORTIONED GARDEN and a PRIVATE DRIVEWAY for two cars.
This property has been looked after and cared for by the current owners and truly needs to be viewed to be fully appreciated.
Occupying an ENVIABLE POSITION at the top of this HIGHLY SOUGHT AFTER CUL-DE-SAC in DORE.
Located within catchment of OUTSTANDING LOCAL SCHOOLS and conveniently located for a host of local amenities, public transport links, the countryside, parks and local pubs.
In brief the accommodation comprises: entrance hall with large porch, living room, huge open plan kitchen / dining room / living room, downstairs bathroom / WC, utility room, gym and office room. To the first floor there are three bedrooms and a modern shower room / WC. Attractive, well proportioned and enclosed garden to the rear with a driveway providing off road parking for two vehicles to the front.
An early viewing is highly recommended to avoid disappointment!
EPC Grade C.

*** Note from the agent. This property is owned by one of the Director's of JC Sales & Lettings ***



3



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1



C

Council Tax Band: C

