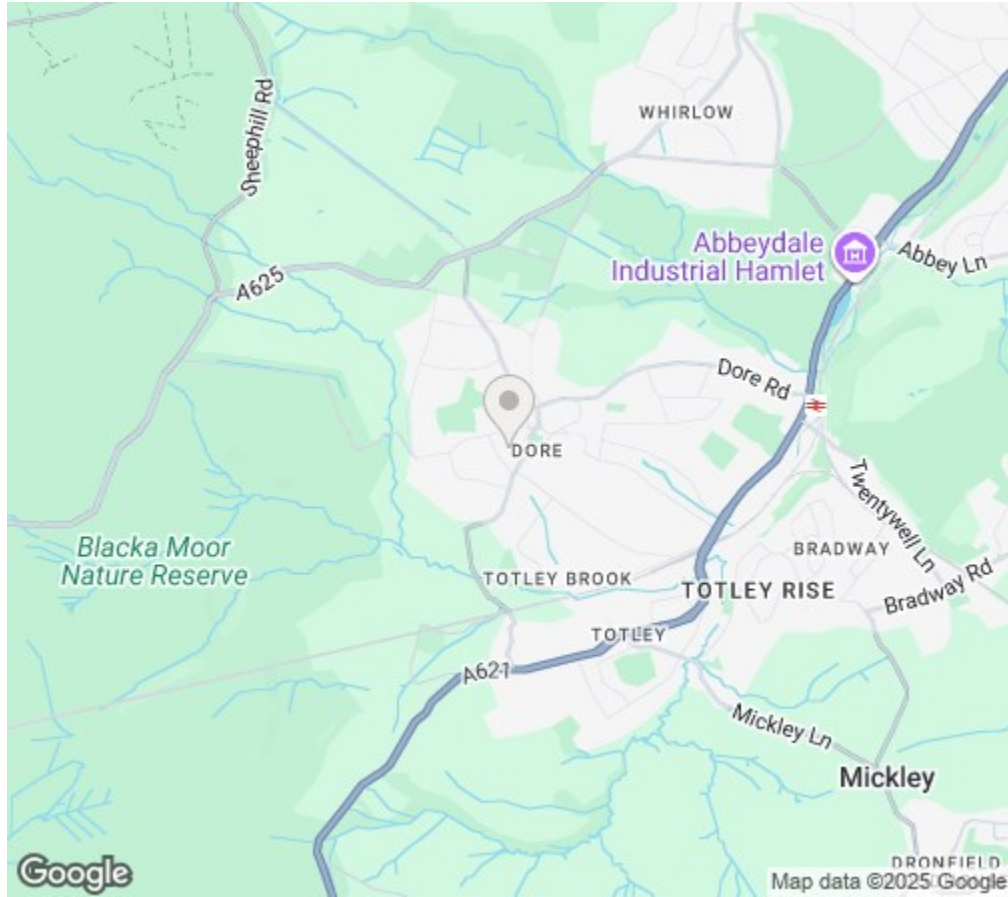




Viewings

Viewings by arrangement only.
Call 0114 4830038 to make
an appointment.

Vendors Comments

Add text here

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		
	69	75
England & Wales		
EU Directive 2002/91/EC		



18 High Trees, Dore, Sheffield, S17 3GF

Guide price £450,000

- Three bedroom semi-detached property in the heart of Dore village
- Brick built entertainment room with hot tub and bi fold doors
- Light and spacious lounge
- Tastefully decorated throughout
- Downstairs WC
- Cul-de-sac location
- Modern kitchen diner with doors to patio
- Upstairs utility area
- Within the catchment area for well regarded local schools
- Viewing is a must

18 High Trees, Sheffield S17 3GF

GUIDE PRICE £450,000 - £470,000

Tucked away in a quiet CUL DE SAC in the heart of DORE VILLAGE is this IMMACULATELY PRESENTED, THREE BEDROOM, FAMILY HOME!

This home is tastefully decorated and full of NATURAL LIGHT.

There is a driveway to the side of the property, which provides plenty of off road parking and leads to a brick built building housing a HOT TOB and entertainment space. This room would also make an ideal HOME OFFICE / playroom.

In brief the accommodation comprises: a welcoming hallway, downstairs W.C, contemporary kitchen diner with range cooker, lounge, three bedrooms, upstairs utility area and a family bathroom. Gardens to the front and rear.

Awaiting EPC



Council Tax Band: D

