



5, Rushley Drive, Sheffield, S17 3EL

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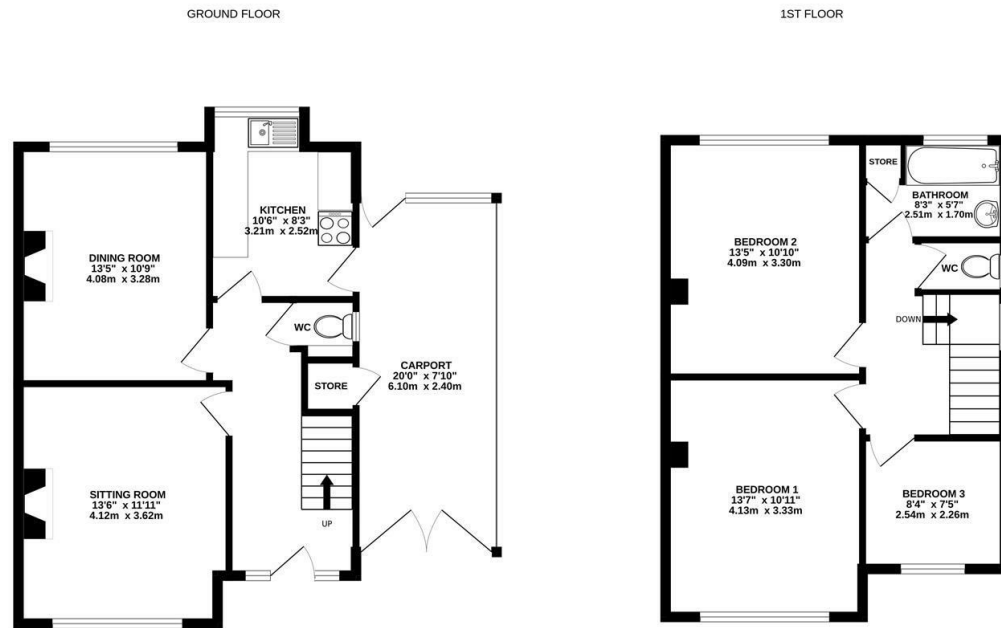
Description

A 1940's, stucco rendered, semi detached property that is situated in the heart of Dore Village, close to excellent amenities and outstanding rated local schooling. This lovely property requires a scheme of modernisation throughout however there is UPVC double glazing in place and gas central heating via a combi boiler to all rooms. Available with no onward chain this property can also be extended via extensions to the side or rear or alternatively into the loft if the necessary consents are acquired. Dore is a very desirable village location on the edge of the city limits as it adjoins the beautiful surrounding countryside with a super range of local amenities including schools, restaurants, public houses and transport links into the city by bus or, alternatively, through the Peak Park into Manchester by train.

- Three bedrooms including two good doubles.
- Sitting room and Dining room that overlooks the rear garden.
- Kitchen with access to the side carport.
- Reception hall with under stairs W.C.
- Family bathroom and separate W.C.
- Off road parking and car port.
- Gardens to both the front and rear.
- Council Tax Band D and EPC rating D65.
- Gas central heating via a combination boiler and full UPVC double glazing.
- Freehold.





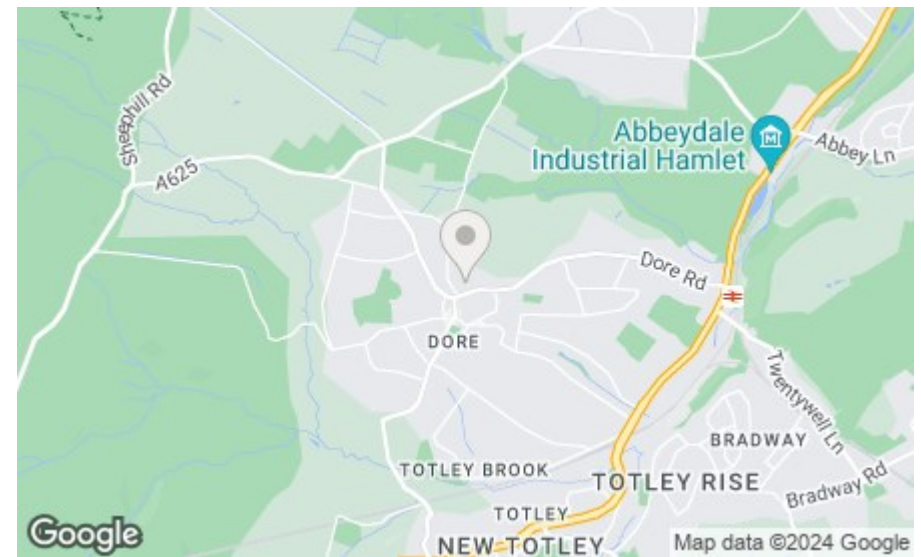


THE CARPORT IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1033sq. ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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