



8, Overdale Rise, Sheffield, S17 3HF

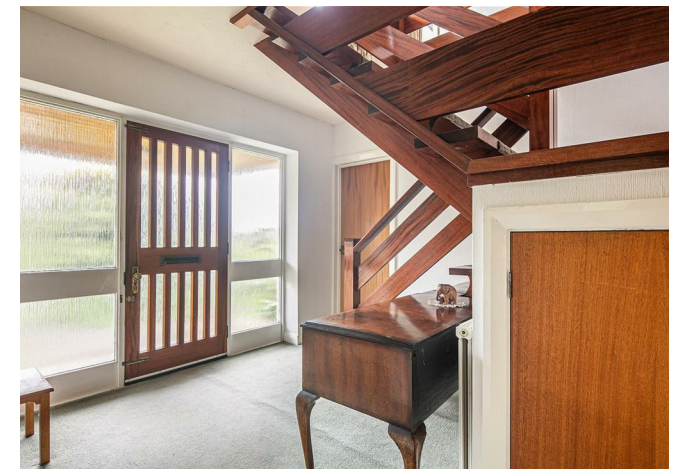
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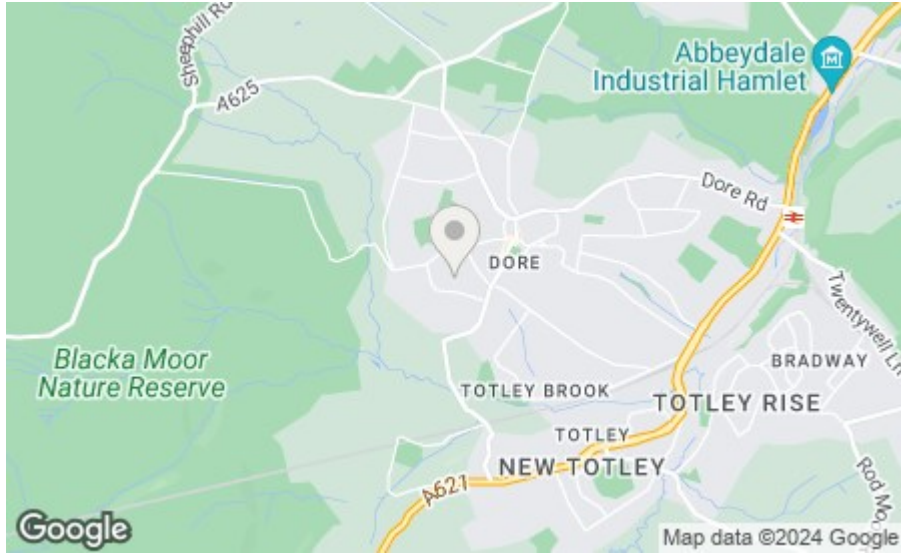
Description

Houses on Overdale Rise rarely become available on the open market. The location is absolutely perfect for a broad range of buyer. Families will appreciate the security and position at the end of a cul de sac, with little in the way of passing traffic alongside the close proximity of Dore Villages first class schooling for all age groups. Those who are perhaps looking to downsize will also appreciate the short and relatively level walk into the centre of the village and the sense of peace and quiet felt on this desirable road. This four bedroom detached property offers huge potential for further development. It is suggested that the space to the side and over the double garage could be included in any future planning application to further the living space in this home. At present there is accommodation laid out over two floors, a driveway for at least two cars alongside a double garage and a lovely south facing garden at the rear.

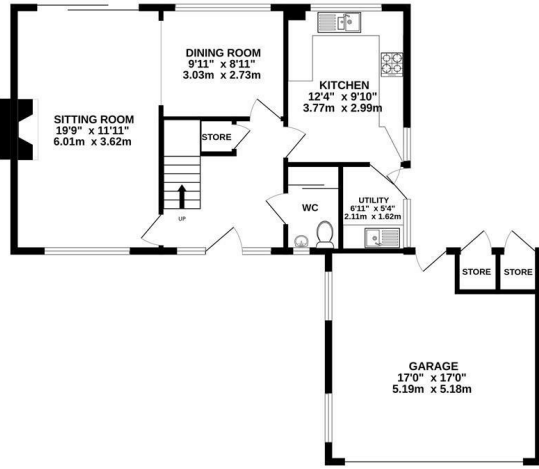
- Four bedrooms including three with fitted wardrobes.
- Large sitting room with patio doors opening into the garden.
- Separate dining area also overlooking the lovely garden.
- Reception hall and ground floor W.C.
- Breakfast kitchen with access to a separate utility room.
- Modernised bathroom with full suite and shower enclosure.
- Driveway providing off road parking for at least two cars and a double garage.
- Gas central heating and UPVC double glazing.
- No onward chain.
- EPC rating D, Council Tax Band F nad Freehold.



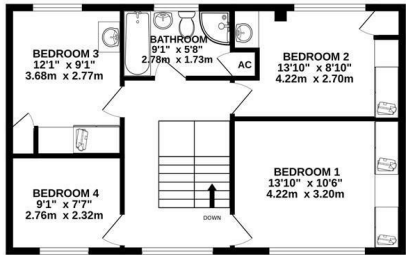




GROUND FLOOR



1ST FLOOR



THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA
 TOTAL FLOOR AREA : 1281sq.ft. (119.0 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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