



90, Devonshire Road, Sheffield, S17 3NW

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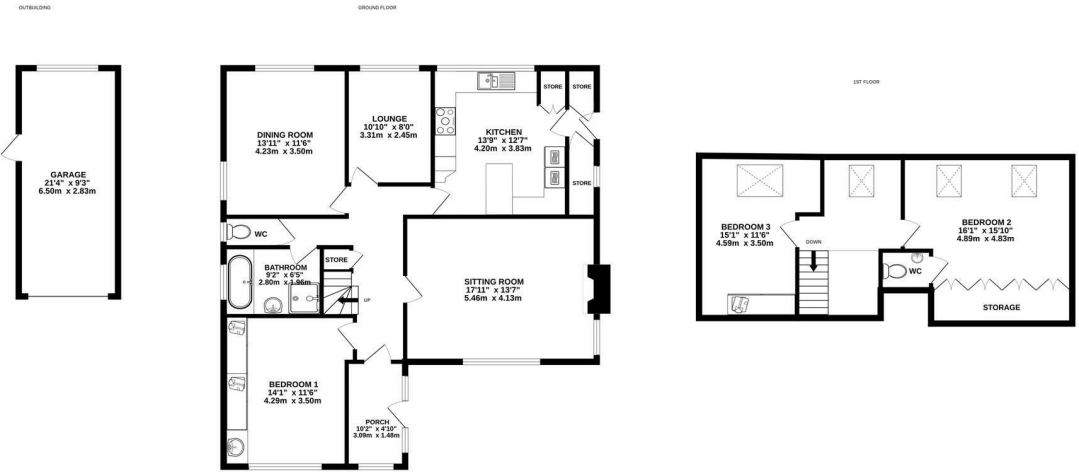
Description

A spacious detached property that offers huge flexibility in the way the accommodation can be utilised. The lion's share of the living space is found on the ground floor and includes (at present) a large double bedroom, sitting room, dining room, home office/snug, bathroom, separate W.C and a modern, fitted dining kitchen. On the first floor there are two further double bedrooms and an ensuite W.C. Of course the existing layout could be changed to make the house a four or five bedroom home, for the family market, if preferred. Dore is a fabulous place to live, no matter what your age group. Dore has an excellent range of local amenities at its core with local shops and a number of pubs, cafes and restaurants all providing a strong sense of community. There are also first class local schools for all age groups and super transport links via both bus and train services. The local train station provides speedy links into the centre of town and rail links into Manchester via some of the pretty Peak Park Villages. The S17 postcode also encompasses a number of sports clubs with tennis, squash, golf, football, rugby facilities all found close by and helping to make the area such a superb place to live. Dore is found approximately six miles away from town, on the very edge of the glorious surrounding countryside that can be, within a short walk, explored from your own doorstep which also makes it popular with those people who have a love of the outdoors. All in all a lovely property that combines an excellent location with a great range of versatile accommodation that will suit many peoples requirements.

- Currently utilised as a three bedroom home but having a number of other veratile rooms that could increase this to five bedrooms if preferred.
- Great location, close to village amenities including outstanding rated local authority schooling and good transport links.
- No onward chain.
- Generous plot including plenty of off road parking and a large, level, lawned rear garden.
- Huge development potential to extend to suit the next owners requirements (subject to regs).
- Sitting room, dining room and snug on the ground floor.
- Entrance porch opening to the wide and welcoming hallway with vaulted ceiling providing a lovely first impression.
- Ground floor bathroom with two further separate W.C's (one ensuite to the larger first floor bedroom).
- Modern breakfast kitchen overlooking the splendid rear garden.
- EPC rating D64, Council Tax Band F and Freehold.







THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA
 TOTAL FLOOR AREA : 1722sq.ft. (160.0 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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