



9, Rushley Close

Sheffield, S17 3EG

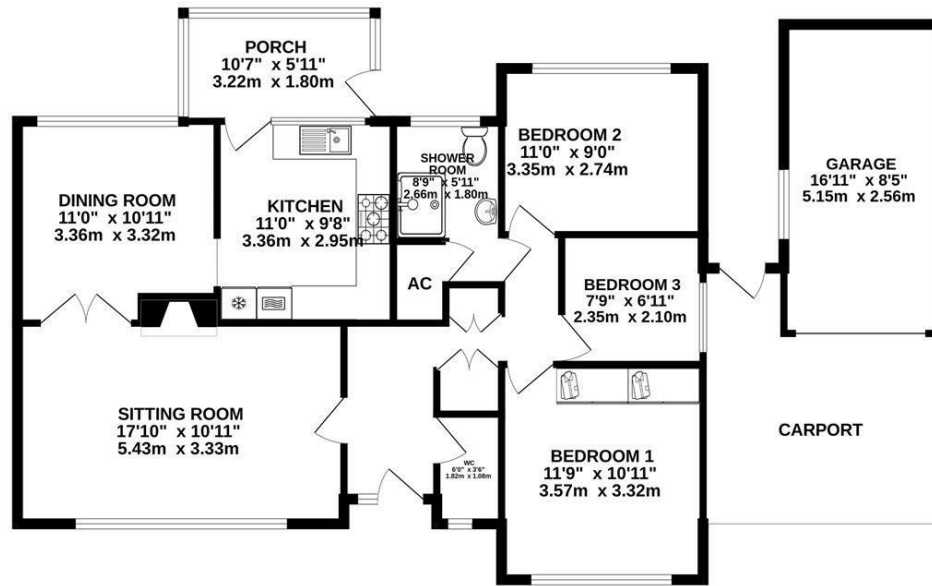
Description

A detached, three bedroom bungalow that is situated on a quiet cul de sac within a short walk from Dore Villages excellent amenities. The property requires a general scheme of modernisation throughout however the first class location and generous plot will surely make this property attractive to buyers who aren't scared of adding their own stamp to a property. Number 9 is situated on a generous plot that includes attractive gardens to the front and rear and has a sunny, south to south west orientation at the back. There is plenty of off road parking with a long drive approaching the car port and attached garage that provides plenty of space for storage. Internally there is a good balance of accommodation with notable rooms including the large sitting room and the two double bedrooms. It is also suggested that the dining room and kitchen could easily be combined to make a more contemporary, open plan dining kitchen if the necessary consents were acquired. Dore is such a great place to live, particularly if you are looking for somewhere to retire or downsize to. There aren't many other villages in the city that are as well connected by transport links (train and bus services can be found close by) or that provide as many local shops, pubs, restaurants and cafes to socialise in. If sports are your thing then the S17 postcode has got the lot! There are two golf courses and a driving range found within a short drive, Abbeydale Sports Club has tennis, squash, cricket, football, rugby and badminton facilities and the nearby Limb Valley and Blackmoor Nature Reserve can literally be accessed, via a short walk, from your front door.

- No onward chain.
- Three bedrooms, including two good doubles.
- Large sitting room overlooking the generous front garden.
- Side by side dining room and kitchen which could perhaps be combined (subject to regs).
- Entrance hall, W.C, rear porch/small conservatory and a separate, modern shower room.
- Off road parking for several cars alongside a carport and garage for storage.
- South, south westerly facing rear garden.
- Freehold.
- Council Tax E.
- EPC rating D55, gas central heating and UPVC double glazing.



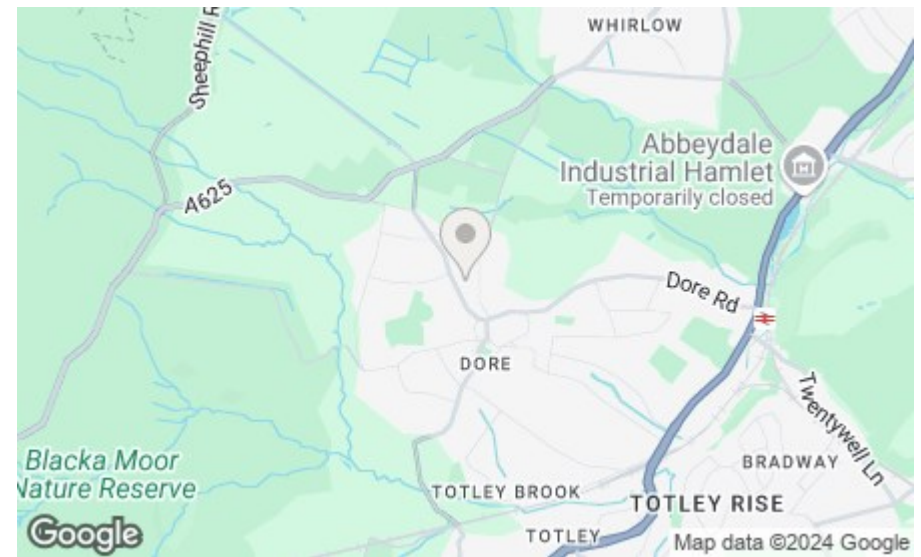




THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1001sq.ft. (93.0 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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