



41, Durvale Court, Sheffield, S17 3PT

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Description

The location, in the very desirable village of Dore, is excellent. Durvale Court is a well regarded road found just off Furniss Avenue, a short walk away from the villages first class schools that have been graded as 'outstanding' in recent Ofsted reports. There are regular bus services running along Furniss Avenue and these combine with Dore and Totley train station to provide excellent access into town, and beyond, making Dore one of the best connected places to live in the south west sector of town. This is a light and spacious, well looked after detached property that will be perfect for families. Now that one of the garages has been converted into an additional reception room the property offers over 1929 square feet of accommodation and, with a little remodelling, this could be a really lovely home and a great place to raise a family. The property is also situated on one of the largest plots on the road and, as such, has a generous garden to complement the living space and provides plenty of room to extend into, to form additional accommodation if required (subject to regs). The property is freehold and is available with no onward chain.

We have created 'ELR' Premium in order to streamline the buying process, and significantly reduce abortive sales. Purchasers will benefit from a pre sales buyers pack, created by our legal partners, to give buyers as much information as possible prior to committing to purchase.

The pack includes:

Property Information Questionnaire

Fittings and Contents list

Official copy of the register

Title plan

Local search

Water and drainage search

Coal and mining search

Environmental search

By purchasing via this method, it has been proved to significantly improve completion times, as well as reduce fall through rates.

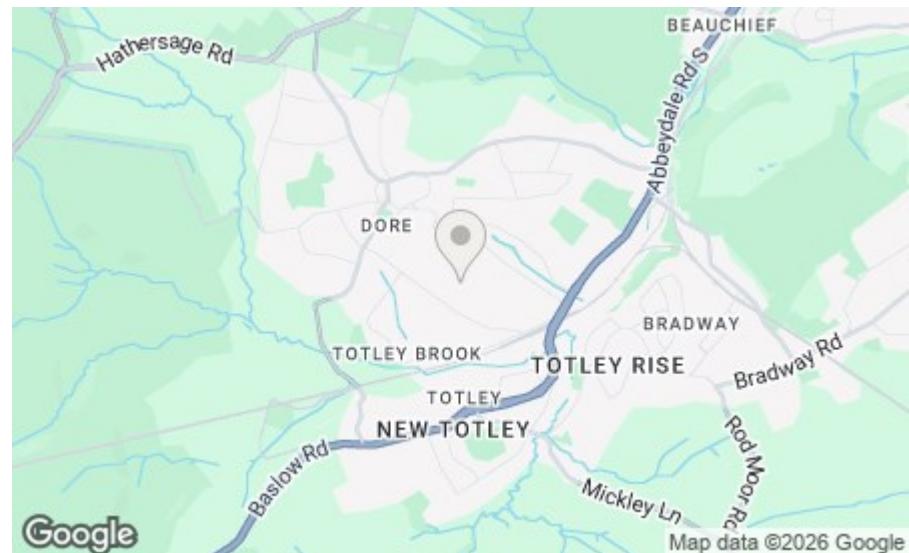
For more information on this service, please contact us.

* fees apply for this service

- GUIDE PRICE £600,000 to £625,000
- Two bath/shower rooms alongside a ground floor W.C.
- Large living room and two further reception rooms.
- Lovely rear garden, one of the largest on the street. Offering potential for extensions if required (subject to regs).
- Conservatory overlooking, and having access onto the pretty garden.
- Kitchen and separate utility room.
- Off road parking for two cars and a single garage.
- Freehold, no chain and Council Tax Band F.







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