

EADON
LOCKWOOD
& RIDDLE
ESTD 1840



61D Limb Lane

Dore, Sheffield, S17 3ES

Asking Price £200,000



61D Limb Lane



Description

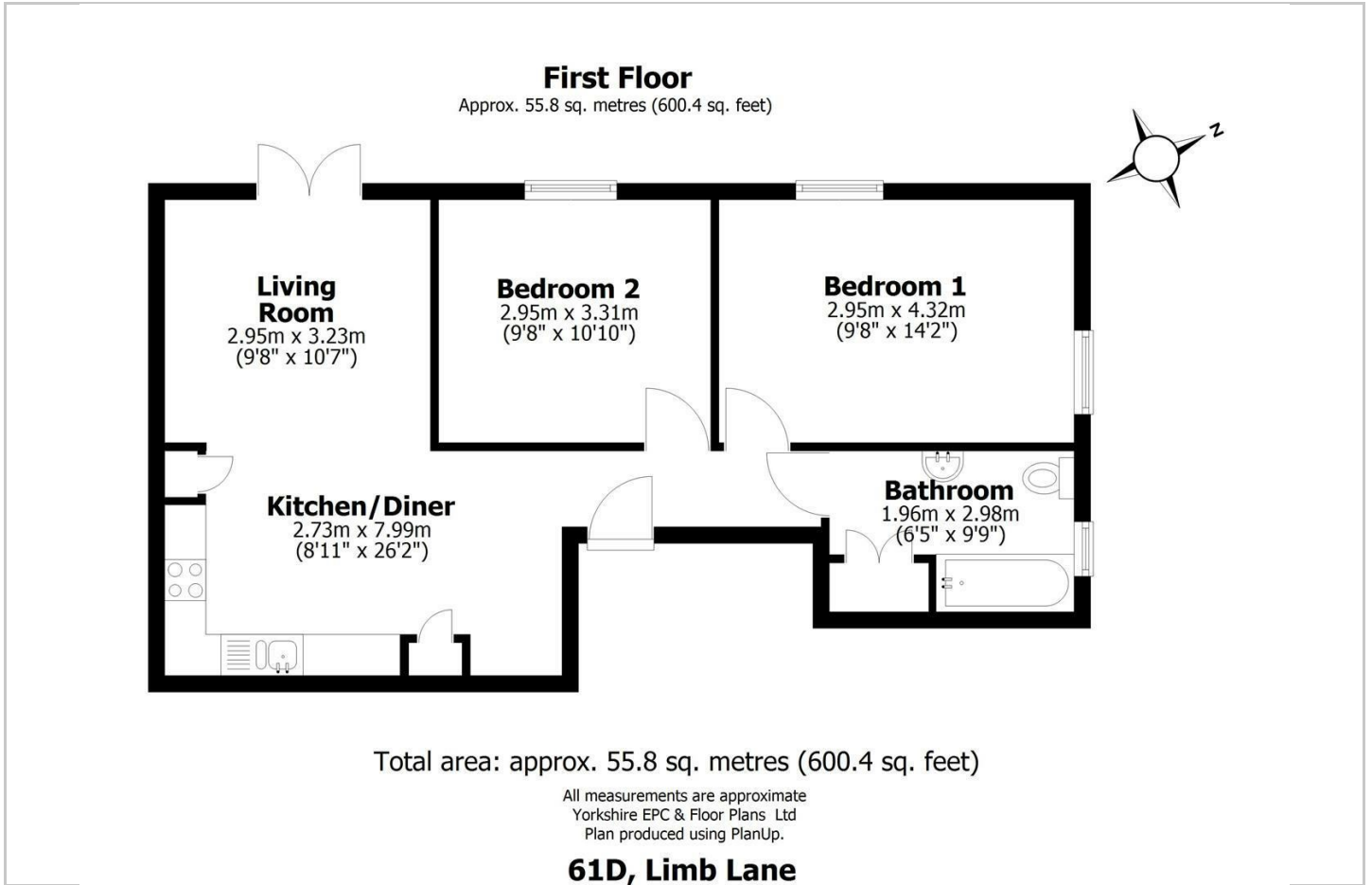
Offering over 600 square feet of well presented accommodation that includes an open plan dining kitchen, balcony, two double bedrooms, bathroom and sharing an entrance with only one other flat. The property forms part of this attractive, stone built, gated development, on the fringe of both Dore and Whirlow, in delightful communal grounds that have a lovely south facing aspect over the surrounding countryside. Available with no onward chain.

- Two double bedrooms.
- Modern fixtures and fittings in both the kitchen and bathroom.
- Quiet and peaceful location close to Dore Village and surrounding countryside walks.
- Communal parking situated behind secure electric gates.
- 125 year lease from 2003 with an annual service charge of £3057.96.
- Open plan living kitchen with defined seating and dining areas.
- Balcony situated off the lounge providing private external seating.
- Modern bathroom with storage cupboard.
- Gorgeous, south facing grounds with a lovely open outlook.
- Modern heating, building regs and double glazing combine to produce an EPC rating of C73.

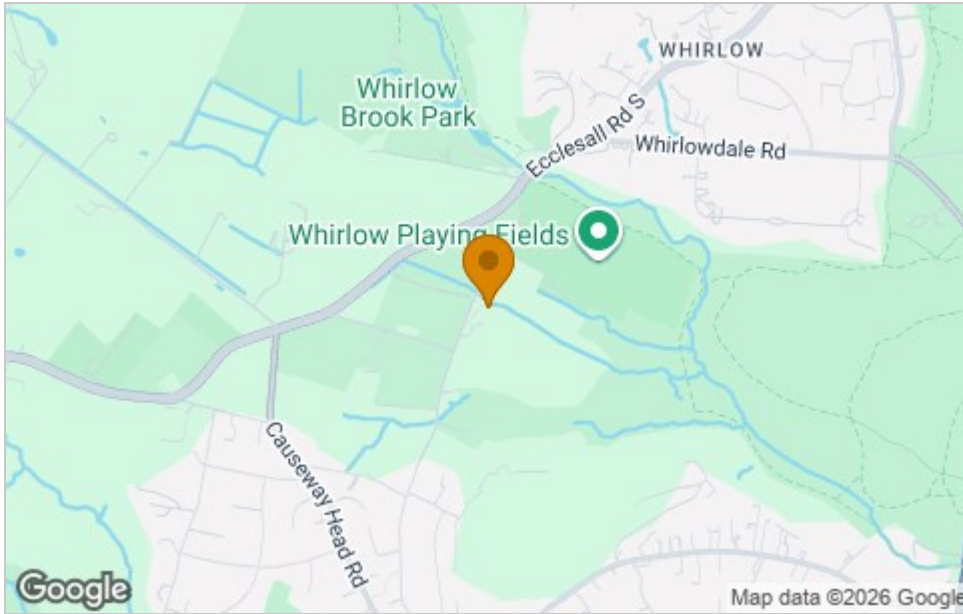




Floor Plan



Area Map



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

