

HUNTERS®

HERE TO GET *you* THERE

16 Mercia Drive, Dore, Sheffield, S17 3QF

Asking Price £450,000

Property Images



HUNTERS®

HERE TO GET *you* THERE

Property Images



Property Images



HUNTERS®

HERE TO GET *you* THERE



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1
Tenure: Freehold

Hunters of Hunter Bar are delighted to bring to market this superbly presented three-bedroom semi-detached house in the sought after area of Dore. Having undergone refurbishment by the current owners, the property offers light and airy accommodation across two floors, perfect for a couple or young family.

The ground floor is flooded with natural light courtesy of the open-plan layout. The living/dining space is well complemented by the modern integrated breakfast kitchen, integrated appliances and space for a range cooker with direct access out to the patio through French doors. The hallway also features a convenient downstairs W.C. Upstairs, you have two double bedrooms and one single bedroom, all of which have fitted wardrobes. A fabulous fitted family bathroom completes the layout, with a walk in shower and feature bath. The property also benefits from a generous, partly boarded loft for storage.

You have front-to-back access of the property via a side gate and a generous single garage for storage and to the rear is a mature enclosed garden with patio and lawn. The property also benefits from a driveway which can accommodate several vehicles and a landscaped private front garden.

Dore is one of Sheffield's most sought-after suburbs. You are within walking distance of local shops/amenities, including popular pubs & restaurants. The local schools are rated as 'Outstanding' in Dore and Totley, including Dore Primary and King Egbert Secondary. The area is serviced by good transport links, including bus routes and a short distance from Dore train station, linking you to Manchester and other major cities. The Peak National Park is within easy reach.

Features

• Available with No Chain • Attractively presented throughout • Spacious 3 bedroom semi-detached home • Kitchen diner to the rear, with the benefits of a downstairs W.C • Good sized private enclosed rear garden offering an ideal space for entertaining, childrens play or relaxing outdoors • Parking for several vehicles and detached single garage with external EV charging point • Located in a quiet Cul-De-Sac • Scope to extend to the side or in the loft subject to permission • Highly rated local Schools • Early viewing is highly recommended to appreciate the accommodation, generous plot and exceptional location this wonderful home has to offer