



44, Furniss Avenue, Sheffield, S17 3QL

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Description

A well presented and spacious family home which is set on a generous plot that includes attractively presented gardens to the rear. The property has living accommodation laid out over two floors and benefits from a part converted loft room and a studio/home office at the end of the garden. The finish is lovely with modern fixtures and fittings in both the bathroom and kitchen, a wood burning stove in the rear reception room and attractive décor throughout. Dore Village has long been regarded as one of the best places to live in the South West sector, having excellent local amenities and it even has its own train station that provides speedy links into both Sheffield and Manchester's city centres via some of the pretty Peak Park villages. The S17 postcode is also home to two challenging golf courses, a driving range and further football and rugby clubs. The area is also synonymous with great food and drink establishments, with many award winning pubs, restaurants, bistros and cafes on hand to enjoy socialising with your nearest and dearest. The village is situated approximately six miles, south west of the city centre and on the very edge of the city limits as it joins the breath-taking scenery of the Peak District National Park. Local walks on Blacka Moor or in Ecclesall Woods are right on your doorstep and the local parks provide additional green spaces for recreational pursuits. This is the perfect home for families who wish to reside in a safe and exclusive part of the Steel City.

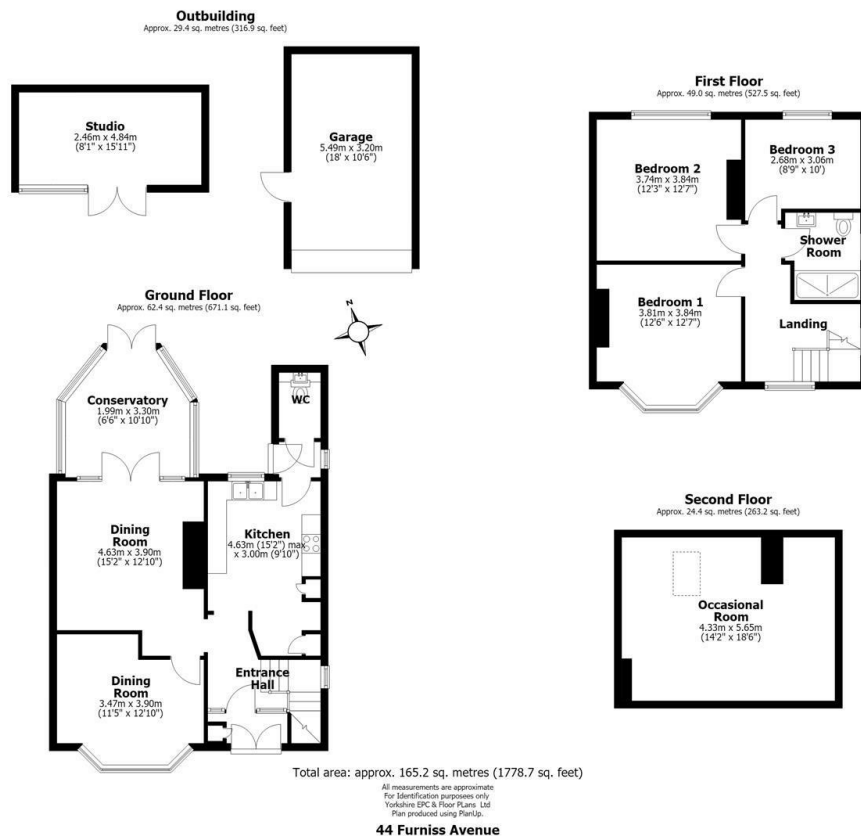
IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Three bedrooms including two good doubles.
- Luxurious shower room with attractive tiling framing the modern sanitaryware.
- Front reception room with bay window.
- Rear lounge with wood burning stove helping to create a warm, cosy feel in the winter months.
- Conservatory overlooking the rear garden and adding additional reception space to the property.
- Modern kitchen with timber worktops and tiled splashbacks.
- Long garden with areas of lawn and a bespoke garden office, perfect for those working from home.
- Modern gas central heating and UPVC double glazing combine to produce an EPC rating of C70.
- Freehold (having just been acquired by the current owners).







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