



104, Bushey Wood Road, Sheffield, S17 3QD

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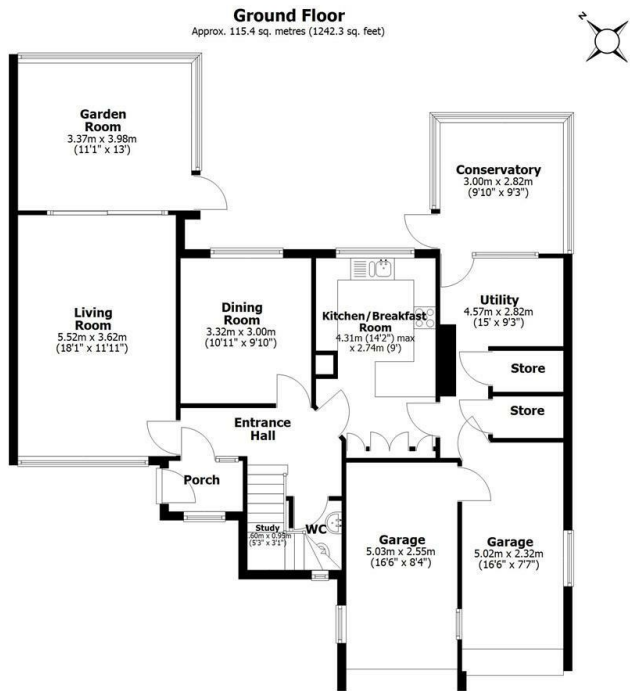
Description

Originally constructed in 1961 as a four bedroom property this property has undergone various redesigns over the years which have included extensions to both the side and rear and the redevelopment of the original fourth bedroom into an ensuite bathroom. It is suggested that the large plot provides the potential for further extensions or even the redevelopment of the site to create your dream home if required (and subject to the necessary consents). The location, just outside the centre of this prestigious and very desirable village is a good one. Within a short walk of the 'outstanding rated' local schools that make the area so popular with families and close to the excellent local shops and amenities found in the centre of Dore. The village is also home to a train station that provides speedy links into town or, out through some of the pretty Peak Park Villages, as far as Manchester's city centre. Dore is found on the very edge of the city limits as it adjoins the beautiful scenery of The Peak Park and yet, conveniently is only six miles south west of the city centre that can be approached via regular bus services. This property offers 1868 square feet of accommodation over two floors and although requiring a general scheme of modernisation does benefit from gas central heating, UPVC double glazing and offers a great opportunity for the next owner to redesign as they see fit and create a forever home.

- ELR Premium sale - Buyers fees of £595 including VAT apply.
- Three double bedrooms (originally a four bed home).
- Two bathrooms (one ensuite) and a ground floor W.C.
- Large living room.
- Extended garden room with a feature, picture window, overlooking the pretty rear garden.
- Dining room and separate kitchen which could be combined to create an open plan kitchen diner (subject to regs).
- Utility room, conservatory, porch and entrance hall.
- Block paved off road parking for three or four cars and a double garage and beautiful and mature gardens to both the front and rear.
- Freehold, Council Tax Band F and no onward chain.
- Gas central heating and UPVC double glazing combine to produce an EPC rating of D56.



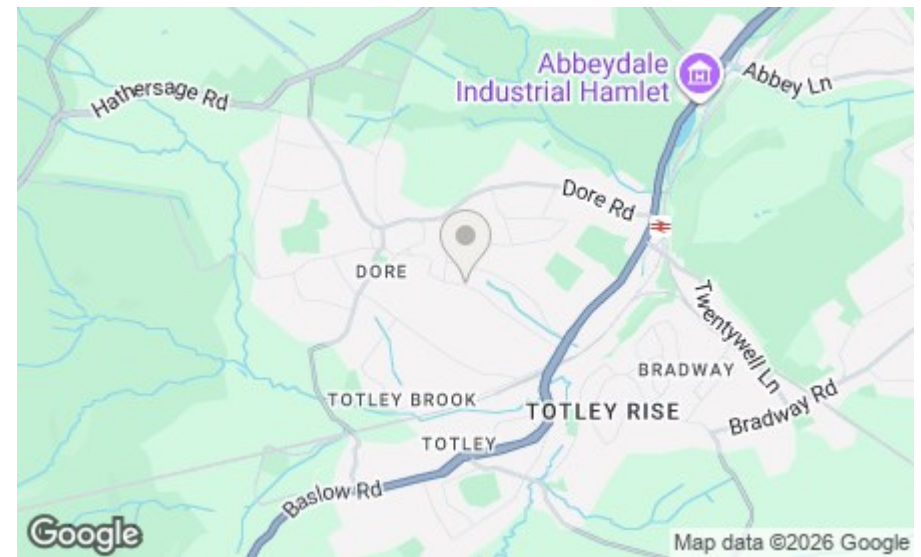




Total area: approx. 173.6 sq. metres (1868.1 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

104 Bushey Wood Road



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