







## 38 Dalewood Avenue

Beauchief • Sheffield • S8 0EH

Guide Price £275,000 - £300,000

Located on a quiet, tree-lined road in the highly sought-after suburb of Beauchief is this spacious two-bedroom detached bungalow. In need of general updating, the property offers fantastic potential to extend or redevelop (subject to planning), occupying an enviable plot with the opportunity to create a driveway for off-street parking. It further benefits from a beautiful, established south-east facing rear garden. The generously proportioned living room features French doors, creating a seamless connection to the garden and filling the space with natural light. The kitchen is a good size with a range of units, integrated oven, gas hob and fridge freezer, and space for a family dining table overlooking the garden. A step down leads to a separate utility room with Belfast sink, additional storage and plumbing for a washing machine, and a further step down takes you to a garden room with uninterrupted garden views – a perfect place to relax and unwind. There are two double, front-facing bedrooms, with the larger bedroom benefitting from full-length fitted wardrobe storage and separate shower room. Externally, secure gates lead to a private, mature south-east facing garden, filled with a variety of trees, shrubs and planting, plus a raised patio area ideal for outdoor dining and entertaining. Dalewood Avenue itself is peaceful and residential, within easy reach of local shops, cafés and highly regarded schools. The area is well served by public transport and offers convenient access to Sheffield city centre, while nearby Beauchief Woods and Millhouses Park provide beautiful green spaces for walking and leisure, combining a leafy, village-like feel with excellent connectivity.





- 2 Bedroom Detached Bungalow
- Located on a Quiet, Tree-Lined Road
- Highly Sought-After Suburb of Beauchief
- Offering Fabulous Potential
- In Need of General Updating

- Light & Airy Spacious Accommodation
- Private South East Facing Rear Garden
- Potential for Off Street Parking
- Tenure TBC
- Council Tax Band D, EPC Rating TBC





## 38 DALEWOOD AVENUE

APPROXIMATE GROSS INTERNAL AREA = 96.8 SQ M / 1042 SQ FT

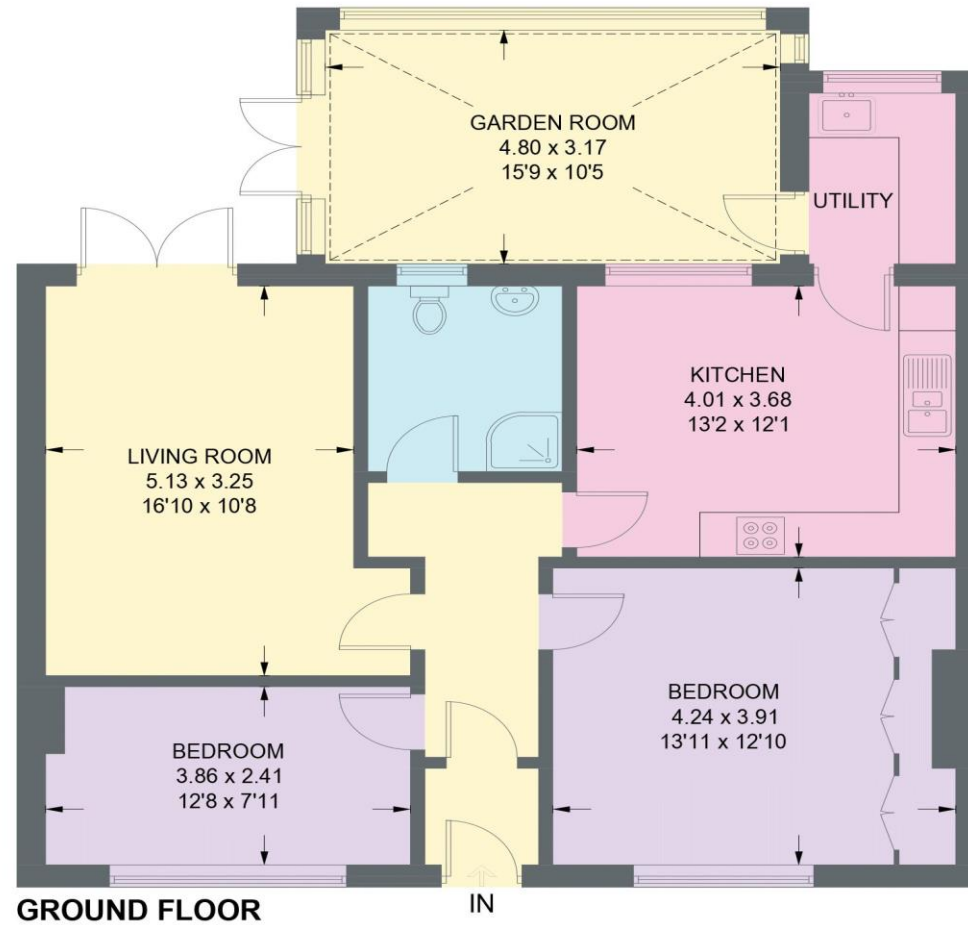


Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.