

96 Townhead Road, Dore, Sheffield, S17 3GB

Saxton Mee

96 Townhead Road

Dore

Guide Price

£275,000

GUIDE PRICE £275,000 - £300,000

Nestled in the highly desirable and picturesque village of Dore, this absolutely delightful one-bedroom stone-built cottage offers an exceptional opportunity for those seeking character, comfort, and convenience. Ideally located close to the vibrant array of local amenities in Dore Village and benefiting from excellent transport links, including easy access to Dore train station, this home blends traditional charm with modern living.

The property is beautifully presented throughout with tasteful, welcoming décor and bright, airy rooms across three floors. The ground floor features a cosy yet spacious living room and a well-appointed kitchen, with a rear porch leading out to the garden. Upstairs, the first floor comprises a comfortable double bedroom, a modern bathroom, and a hallway providing access to all rooms. A further staircase leads to a useful attic space, perfect for additional storage or a home office.

Outside, the cottage boasts a lovely rear garden, complete with established flower beds, a neat lawn, and a charming seating area – ideal for enjoying sunny days or peaceful evenings. The property also benefits from allocated parking and a practical storage shed.

This charming home is perfect for first-time buyers, downsizers, or anyone looking for a peaceful retreat in one of Sheffield's most sought-after locations. Early viewing is highly recommended.

- Characterful charming stone cottage
- Excellent sought-after location in the heart of Dore
- Fitted kitchen, bright and airy lounge
- Allocated parking space
- Beautifully presented throughout
- Additional bonus loft room
- Delightful garden to the rear
- Must be viewed to be fully appreciated
- Perfect for a first-time buyer or downsizer









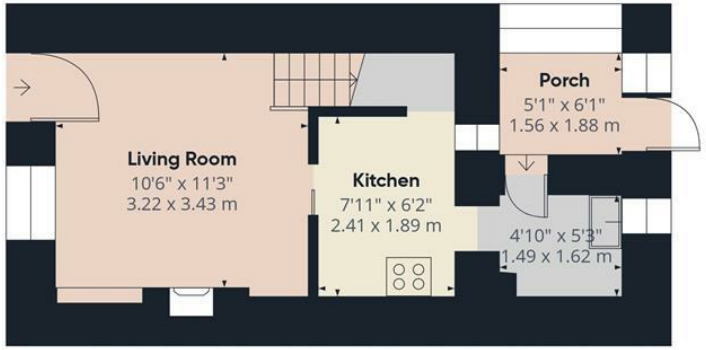




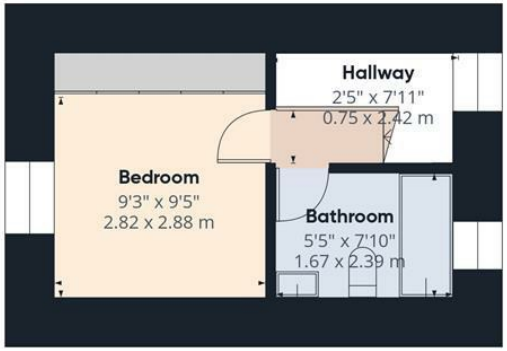




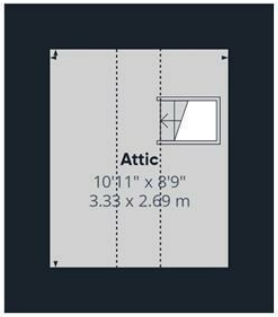




Ground Floor



Floor 1



Floor 2

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Approximate total area(1)

493 ft²

45.9 m²

Reduced headroom

64 ft²

6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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