



### Viewings

Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

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**53 Chatsworth Road, Sheffield, S17 3QG**

**£1,750 Per month**

- Available on 12 month tenancy only
- Extended to the rear
- Huge south facing rear garden
- Bi-fold doors onto garden
- Situated in highly sought after Dore
- Three bedroom semi-detached property
- Larger than average accommodation
- Very modern open plan kitchen / living room
- Driveway and front garden
- Close to Peak District and schools

# 53 Chatsworth Road, Sheffield S17 3QG

\*\*\* AVAILABLE ON 12 MONTH TENANCY ONLY DUE TO OWNER RELOCATION \*\*\*

TRULY STUNNING and LARGER THAN AVERAGE three bedroom semi-detached property, EXTENDED to the rear and boasting a HUGE GARDEN, situated in the highly sought after location of DORE.

Ideally located within close proximity to an abundance of local amenities, excellent schools and convenient access to The Peak District. The standout feature of this property is undoubtedly the large, modern, open plan kitchen / living room, complete with bi-fold doors leading directly onto the south facing garden, perfect for entertaining and everyday family life.

The property has been lovingly looked after and cared for by the current owners and really must be viewed to be fully appreciated.

In brief, the accommodation comprises: living room, large open plan kitchen / living room, utility room, downstairs WC, three first floor bedrooms and a bathroom / WC. Externally, the property benefits from a large, south facing garden to the rear, along with a driveway and further garden to the front.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: D

