

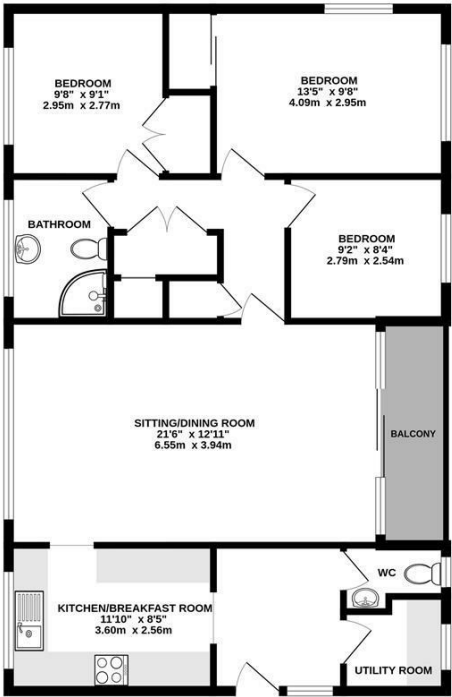


Viewings
Viewings by arrangement only.
Call 0114 4830038 to make
an appointment.

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		
(55-68) D	72	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 12/2020



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2 Burlington Close, Dore, Sheffield, S17 3NR

Guide price £350,000

- Exclusive development of just six apartments
- Guide Price: £350k - £375k
- Beautifully maintained south-facing communal gardens
- Allocated parking space
- Easy walking distance to Dore village amenities and Dore railway station
- Larger than average apartment
- Private balcony
- Private garage
- Separate utility room
- Excellent access to Derbyshire countryside and the Peak District National Park

2 Burlington Close, Dore, Sheffield S17 3NR

A beautifully positioned three-bedroom ground-floor apartment, enjoying a private balcony, private garage, allocated parking and access to attractive south-facing communal gardens, forming part of this exclusive development of just six apartments in one of Sheffield's most sought-after residential locations. Guide Proce: £350k - £375k.

This generously proportioned three-bedroom ground-floor apartment provides well-planned accommodation, complemented by a private balcony, separate utility room, family bathroom, private garage and allocated parking space. The ground-floor setting offers ease and convenience, whilst the intimate nature of the development creates a particularly appealing residential environment.

A notable feature of Burlington Close is its beautifully maintained south-facing communal gardens, which enjoy an excellent level of natural sunlight throughout much of the day and provide an attractive setting in which to relax and enjoy the outdoors.

The highly regarded village of Dore is within comfortable walking distance, offering an excellent selection of independent shops, cafés, restaurants, traditional hostelrys and everyday amenities, including a post office and chemist. Dore railway station is also conveniently close, providing excellent connections into Sheffield and onward services towards London.

 3

 2

 1

 C

Council Tax Band: C

