

44 Furniss Avenue

Dore, Sheffield, S17 3QL

Asking Price £550,000

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Description

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A well presented and spacious family home which is set on a generous plot that includes attractively presented gardens to the rear. The property has living accommodation laid out over two floors and benefits from a part converted loft room and a studio/home office at the end of the garden. The finish is lovely with modern fixtures and fittings in both the bathroom and kitchen, a wood burning stove in the rear reception room, under floor heating in the kitchen and attractive décor throughout. Dore Village has long been regarded as one of the best places to live in the South West sector, having excellent local amenities and it even has its own train station that provides speedy links into both Sheffield and Manchester's city centres via some of the pretty Peak Park villages. The S17 postcode is also home to two challenging golf courses, a driving range and further football and rugby clubs. The area is also synonymous with great food and drink establishments, with many award winning pubs, restaurants, bistros and cafes on hand to enjoy socialising with your nearest and dearest. The village is situated approximately six miles, south west of the city centre and on the very edge of the city limits as it joins the breath-taking scenery of the Peak District National Park. Local walks on Blacka Moor or in Ecclesall Woods are right on your doorstep and the local parks provide additional green spaces for recreational pursuits. This is the perfect home for families who wish to reside in a safe and exclusive part of the Steel City.

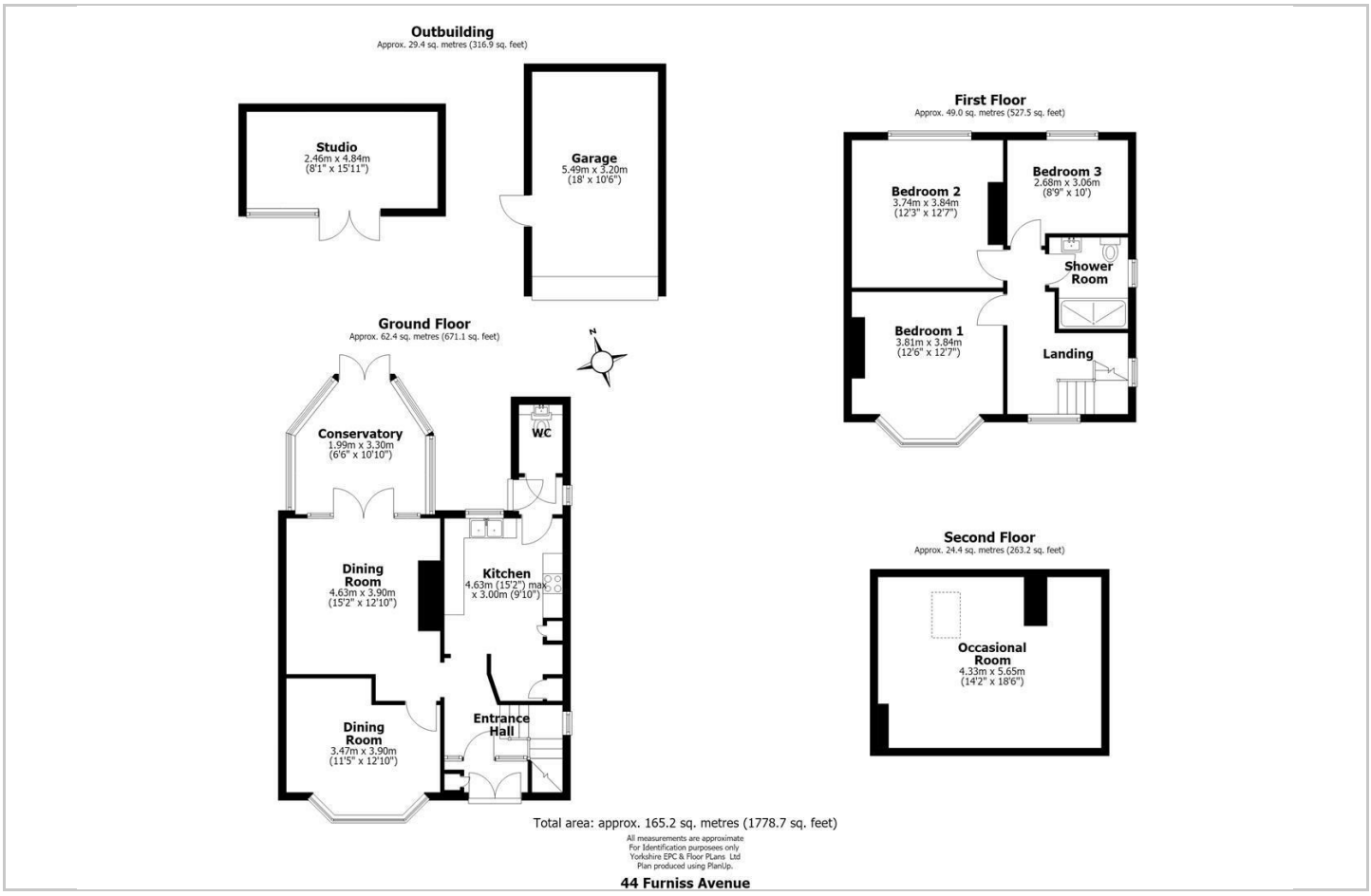
IMPORTANT INFORMATION
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

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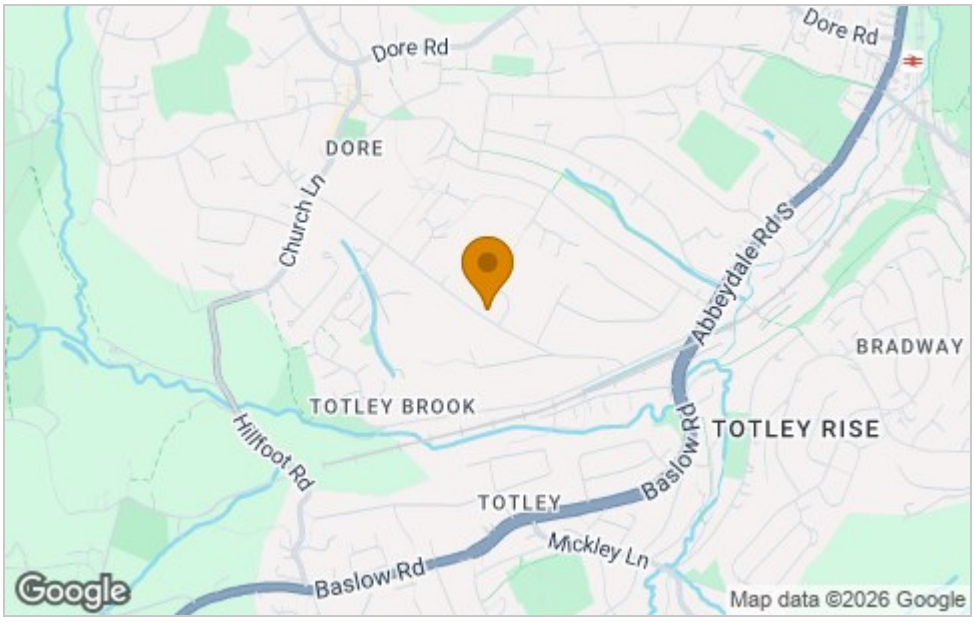




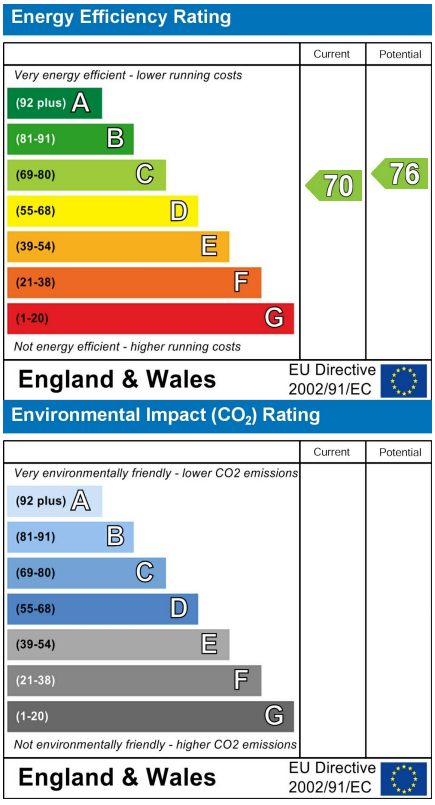
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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