



46, Burlington Road, Sheffield, S17 3NQ

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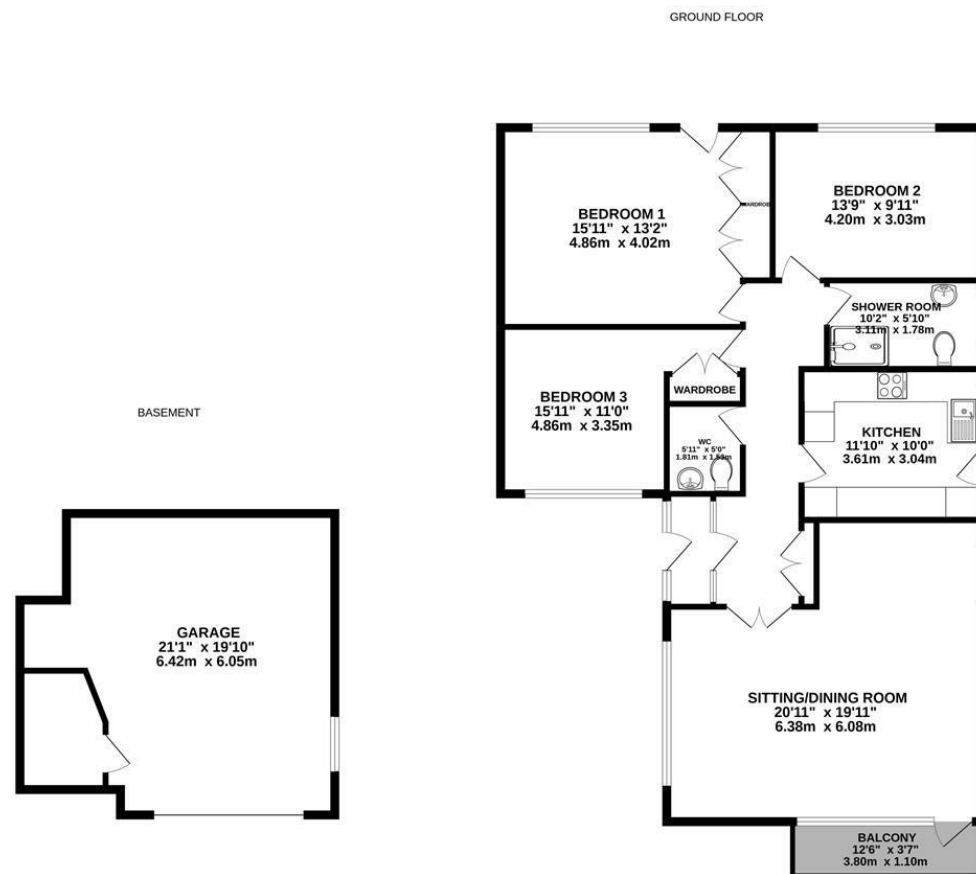
Description

A spacious detached bungalow with a range of well presented accommodation over the one floor complemented by lovely gardens to the front and rear. The property is set well back from the road in an enviable position a short walk away from the villages excellent amenities, and there are two driveways and a double garage providing off road parking for a number of vehicles and excellent storage solutions. Internally the rooms are all well proportioned and the modern kitchen and shower room will be sure to appeal. The large living room and south facing balcony at the front is the perfect place to watch the world go by and the three double bedrooms provide versatility in their use. The keen horticulturists will appreciate the lovely and established mature garden which extends onto the allotments at the rear.

- Three double bedrooms.
- Luxurious shower room with modern tiling and suite.
- Additional W.C located off the hallway.
- Modern, fitted kitchen with a comprehensive range of units and integrated appliances.
- Superb living room with defined dining and seating areas.
- South facing balcony accessed from the sitting room.
- Two driveways protected by wrought iron gates and providing parking for at least three cars.
- Mature rear garden.
- Double garage with an electric door.
- Gas central heating via a warm air system and majority double glazing.





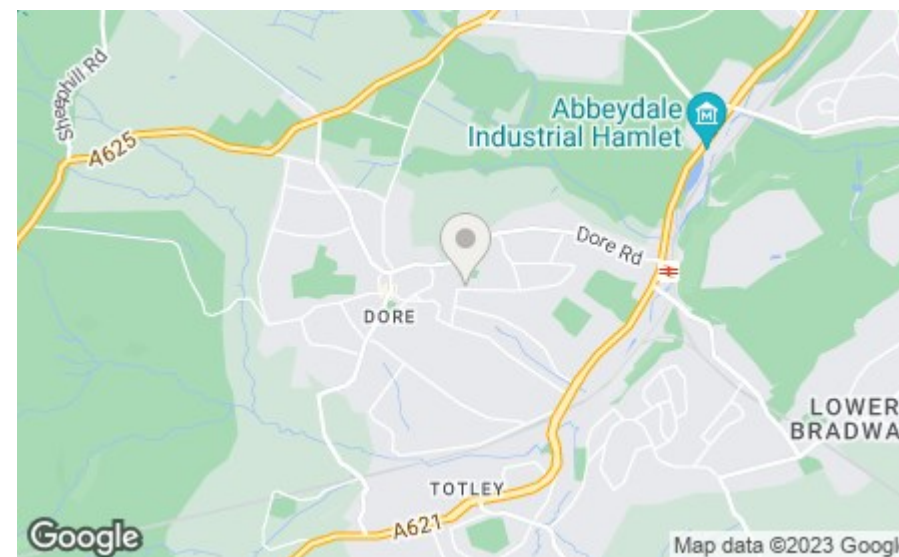


THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1249sq.ft (116.0 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 such 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.

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