



## 35 Burlington Road

Dore, Sheffield, S17 3NQ

Offers In The Region Of £650,000

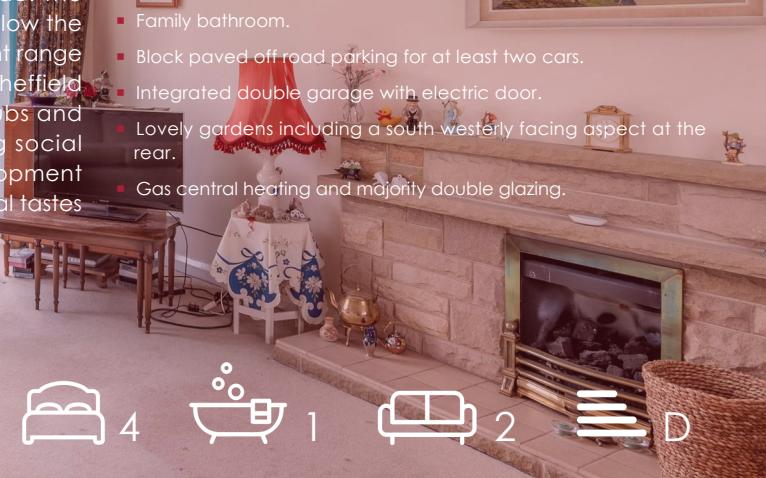
Situated on a generous, south westerly facing plot that would lend itself to further development (subject to regs), on this very desirable and quiet road in the fashionable and sought after village of Dore. This lovely family home offers accommodation over two floors including two good reception rooms and four double bedrooms. The area is a firm favourite with the family market due to the first class schooling for all age groups and the close proximity to the beautiful surrounding countryside. The Village occupies an enviable position on the edge of the city below the stunning Blacka and Hound Kirk Moors yet also boasts an excellent range of amenities. There is a busy train station providing links to both Sheffield and Manchester's city centres for commuters and the local pubs and restaurants combine with the sports clubs to create a thriving social scene. For those discerning buyers who are looking for a development opportunity or something they can modernise to suit their individual tastes then look no further!

### Viewing

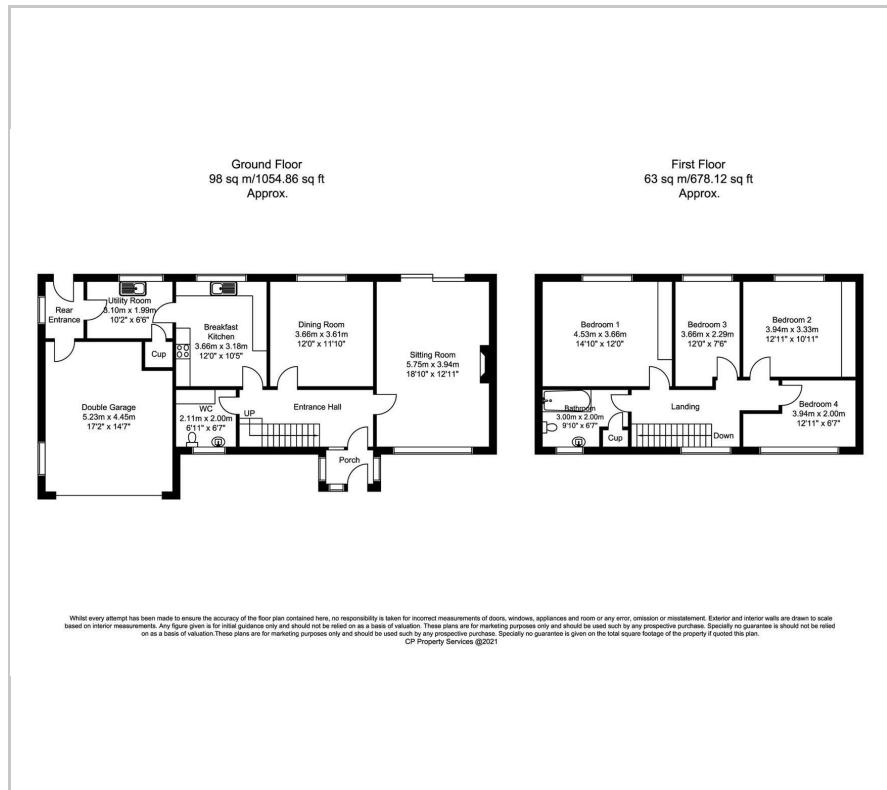
Please contact our ELR-Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.



- Four double bedrooms.
- Large sitting room with patio doors to the garden.
- Versatile dining room.
- Breakfast kitchen with garden view and access to the utility room.
- Porch, entrance hall and ground floor W.C/cloakroom.
- Family bathroom.
- Block paved off road parking for at least two cars.
- Integrated double garage with electric door.
- Lovely gardens including a south westerly facing aspect at the rear.
- Gas central heating and majority double glazing.



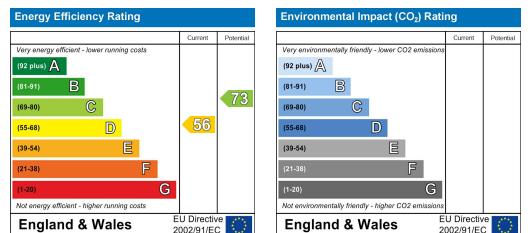
## Floor Plan



## Area Map



## Energy Efficiency Graph



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