



5 Dore Court, Ladies Spring Grove, Sheffield, S17 3LR



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### Description

Situated on the second floor of this purpose built development that is located next to Dore Train Station. The property offers generously proportioned accommodation to include two double bedrooms and has a balcony that is accessible from the spacious living room to provide your own, outside space. Dore has long been regarded as one of Sheffield's most desirable areas. Situated on the very edge of the beautiful surrounding countryside and yet conveniently only five miles or so away from the centre of town. The train links are always on hand to provide speedy links into the city, as are the regular bus services that run along Abbeydale Road. There are some of the best schools in the city found close by along with excellent sports facilities and numerous parks for recreational pursuits. With UPVC double glazing and Gas central heating via a modern warm air boiler. No chain.

- Two double bedrooms.
- Large and spacious living room. with access to a balcony.
- Modern fitted kitchen.
- Bathroom with contemporary fixtures and fittings including a shower over the bath.
- Entrance hall with cloaks storage.
- Communal parking and a garage.
- No onward chain.
- UPVC double glazing and Gas central heating via a modern warm air boiler
- Excellent location close to superb transport links and other amenities.
- EPC rating C76, 800 year lease from 1964 @ £19.10 and Council tax band B.



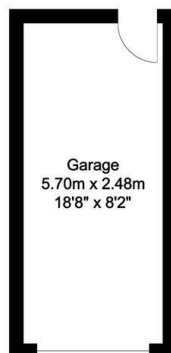
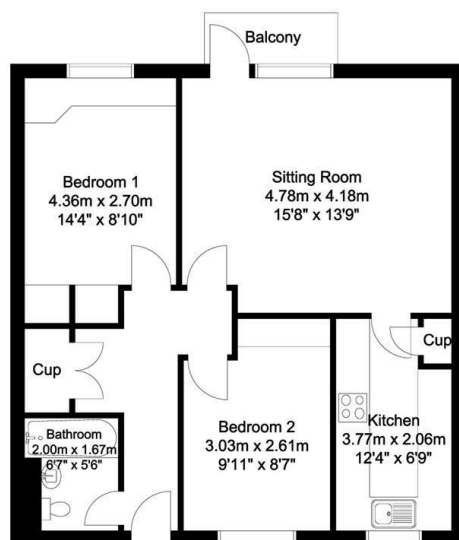




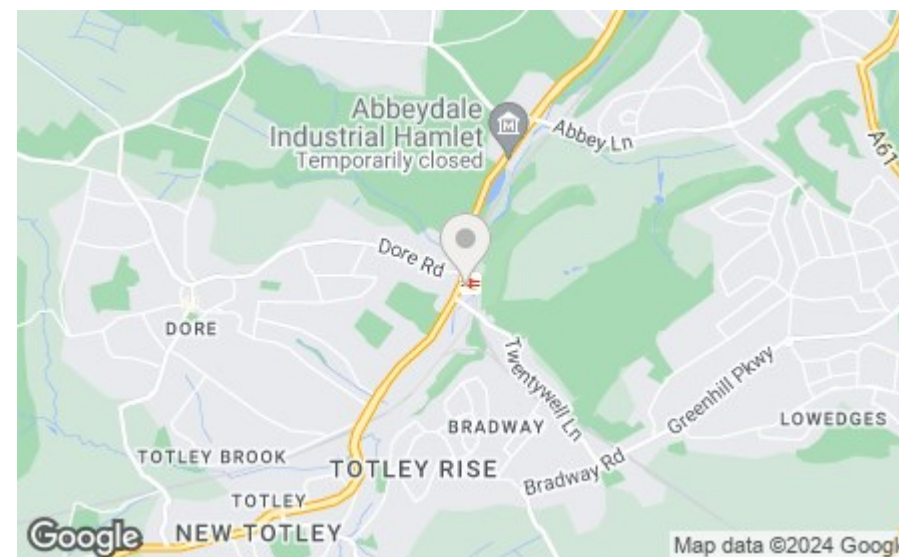
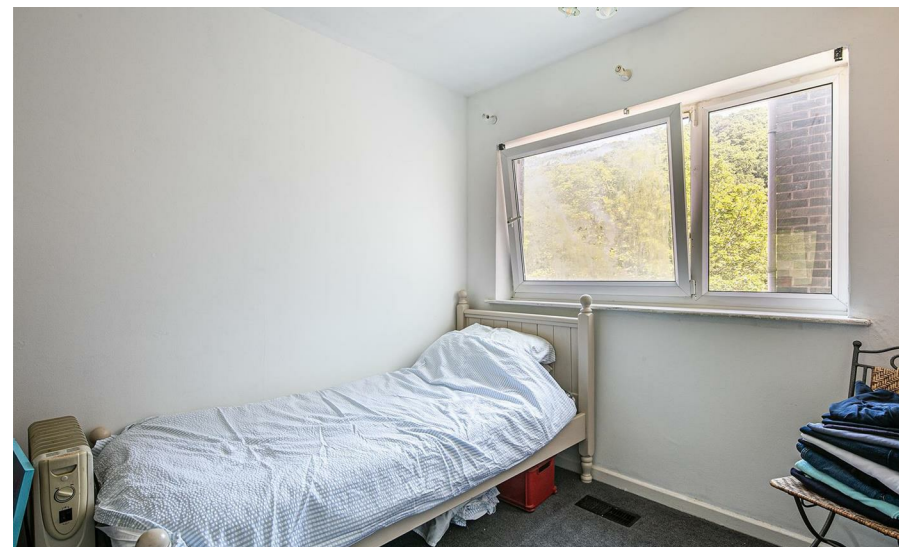


Ground Floor  
61 sq m/656.59 sq ft  
Approx.

Outbuilding  
14 sq m/150.69 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2023



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