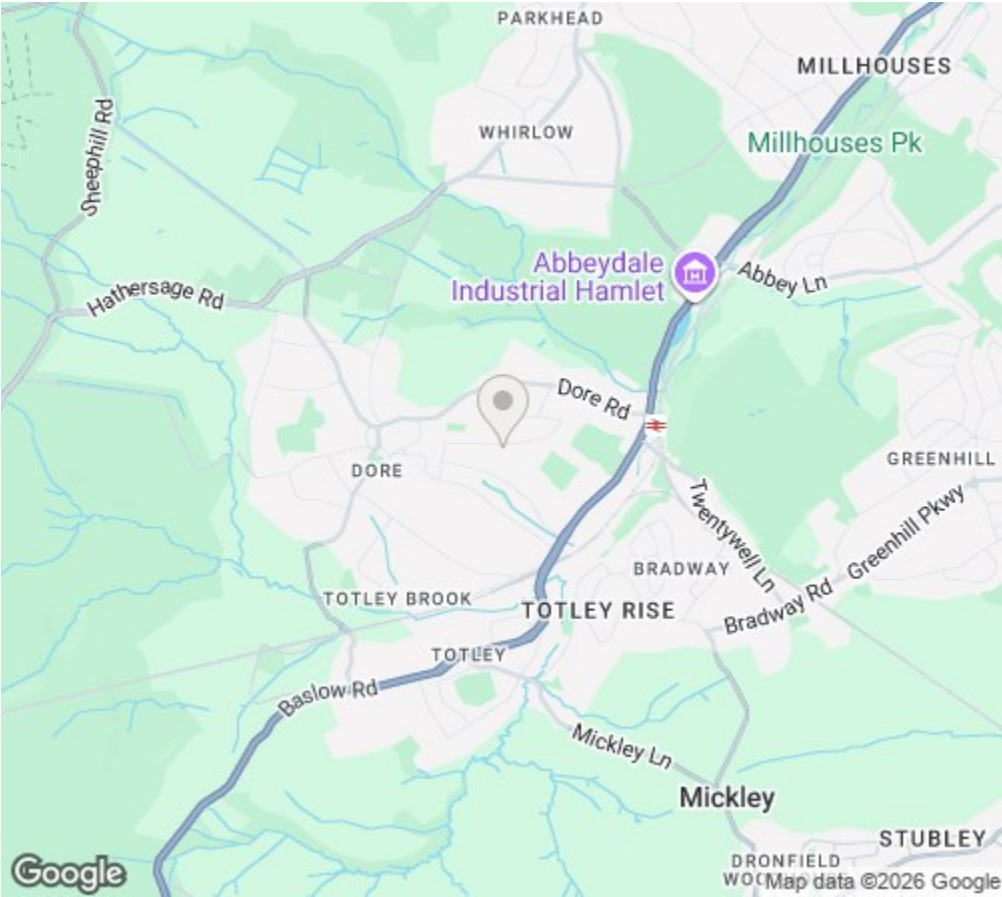




Viewings

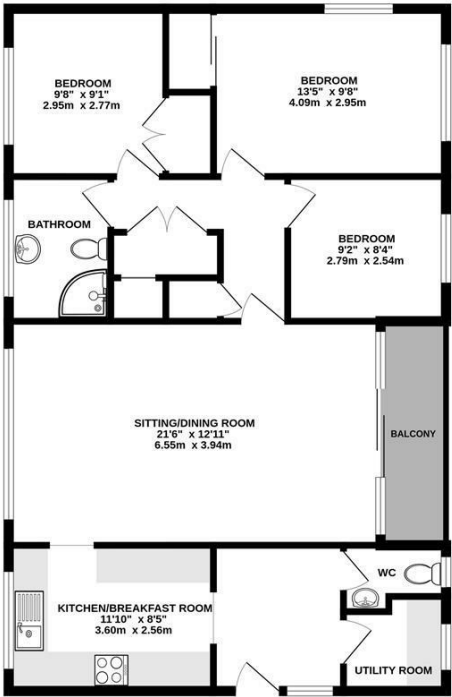
Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

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 not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metaplan 12/2020



Tel: 0114 483 0038
E-mail: sales@jc-salesandlettings.com
Website: www.jc-salesandlettings.com



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 hostelries 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

