



### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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### 3 Burlington Close, Dore, Sheffield, S17 3NR

Asking price £350,000

- Ground floor purpose built apartment
- Fantastic views over the manicured gardens
- Open plan lounge/ diner
- Welcoming entrance hallway
- Within walking distance to Dore Village
- Two good sized bedrooms
- Flooded with natural light
- Garage and communal parking
- Offered to the market with no upward chain
- EPC Grade - TBC

# 3 Burlington Close, Sheffield S17 3NR

## GROUND FLOOR APARTMENT !

This spacious two-bedroom ground floor apartment is bright and well presented, offering a generous amount of living accommodation throughout. The property features two well-proportioned bedrooms, a welcoming entrance hall, and a modern bathroom. The highlight of the home is the large L-shaped living space, which is filled with natural light and enjoys pleasant views over the well-maintained communal gardens, creating a relaxing and airy atmosphere. The apartment also benefits from a private garage, providing useful parking or additional storage. Offered to the market with no upward chain.

EPC Grade = tbc



Council Tax Band: C

