



**Viewings**  
 Viewings by arrangement only.  
 Call 0114 483 0038 to make an appointment.

**Vendors Comments**  
 Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**5 Burlington Grove, Sheffield, S17 3PH**

**£1,800 Per month**

- Much larger than average detached bungalow
- Three spacious bedrooms
- Three bathrooms including en-suite
- Huge open plan living / kitchen
- Conservatory overlooking the garden
- Sought after Dore location
- Gardens to front and rear
- Driveway providing off road parking
- Available for immediate occupation
- EPC Grade D

# 5 Burlington Grove, Sheffield S17 3PH

Much larger than average, three bedroom detached bungalow offering three bathrooms, three bathrooms and an exceptionally spacious living area. Enjoying an excellent position in the highly sought after suburb of Dore, the property is ideally suited to a couple, a family, or those looking to downsize without compromising on space. Conveniently located for an abundance of local amenities, public transport links, excellent schools, popular pubs and restaurants, and with easy access to beautiful countryside walks. In brief the accommodation comprises: entrance hall, huge open plan living room / kitchen, conservatory, three bedrooms (one with en-suite), a family bathroom / WC, and an additional shower room / WC. Outside, there are gardens to the front and rear, along with a driveway providing off road parking. Available for immediate occupation and an early viewing is highly recommended to avoid disappointment! EPC Grade D.



Council Tax Band: E

