



### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	

### 36 HEATHER LEA AVENUE

APPROXIMATE GROSS INTERNAL AREA = 115.9 SQ M / 1247 SQ FT  
GARAGE = 11.8 SQ M / 127 SQ FT  
TOTAL = 127.7 SQ M / 1374 SQ FT



**GROUND FLOOR**  
64.5 SQ M / 694 SQ FT

**FIRST FLOOR**  
51.4 SQ M / 553 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale.



### 36 Heather Lea Avenue, Sheffield, S17 3DL

£1,900 Per month

- Stunning, larger than average detached property
- Two reception rooms and a conservatory
- Good sized, attractive garden to the rear
- Close to excellent local schools
- Available for immediate occupation
- Situated in the heart of Dore Village
- Driveway and garage
- Ideal for a family
- Well presented throughout
- Early viewing highly recommended



# 36 Heather Lea Avenue, Sheffield S17 3DL

\*\*\* AVAILABLE FOR IMMEDIATE OCCUPATION \*\*\*  
TRULY STUNNING and LARGER THAN AVERAGE, three bedroom DETACHED property with TWO RECEPTION ROOMS, a LARGE DRIVEWAY, CONSERVATORY and GARAGE.  
This property truly needs to be viewed to be fully appreciated and occupies an enviable position in THE HEART OF DORE VILLAGE. Ideal for a family and close to an abundance of local amenities, public transport links and excellent local schools.  
In brief the accommodation comprises: entrance hall, living room, kitchen, dining room and conservatory to the ground floor. There are three bedrooms and a bathroom/ WC to the first floor. Driveway to the front, garage and attractive garden to the rear. An internal inspection is highly recommended to appreciate the size and standard of accommodation on offer!  
EPC Grade D.

 3

 1

 2

 D

Council Tax Band: F

