



79 Rushley Road, Dore, Sheffield, S17 3EH



# 79 Rushley Road

Dore

Guide Price

## £335,000

GUIDE PRICE £335,000 - £350,000

A beautifully presented and tastefully upgraded 3 bedroom mid townhouse offering superb family accommodation in this highly regarded area of Dore close to the centre of the village and in an excellent catchment area for schools and shopping facilities. This family home offers contemporary accommodation and is offered for sale with completed onward chain. Superbly located within walking distance of the beautiful open countryside of Blackamoor and the Peak District.

Accommodation comprising long reception hall, cloakroom, sitting room, superb open plan dining kitchen area fitted out with a modern contemporary range of units and built in oven hob, microwave, integrated washer and dishwasher and drinks fridge, opening through to dining area and French window leading out to the rear terrace and garden. On the first floor two good double bedrooms with a range of built in wardrobes, good size third bedroom and luxury shower room.

Outside to the front, garden area and off-road parking space and to the rear, terrace and garden area with attractive aspect.

Internal inspection highly recommended.

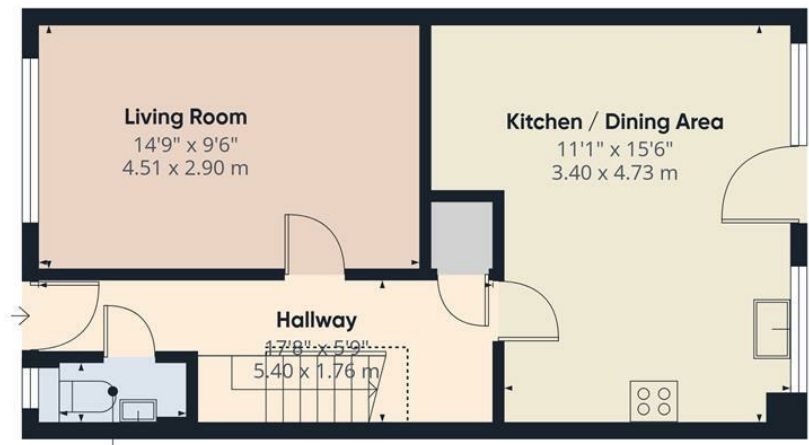
Tenure: Freehold

Council Tax: B

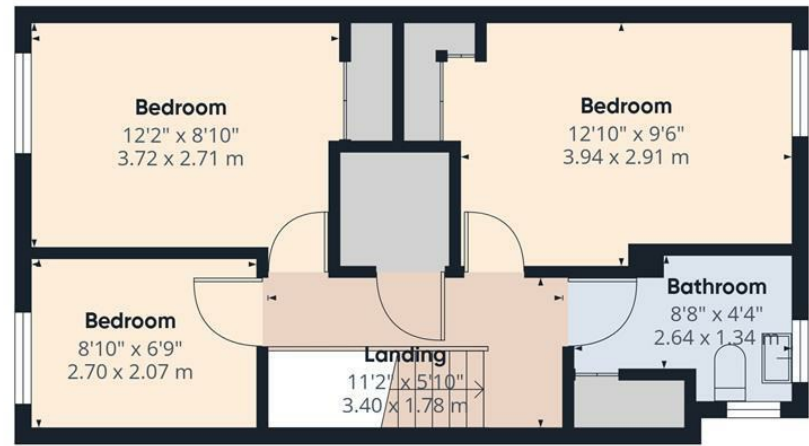


- Highly regarded location in Dore village
- Spacious modern contemporary living accommodation
- Superb open plan dining kitchen
- Modern kitchen with contrasting worktops
- Downstairs cloakroom
- Garden area to the front and rear
- Luxury shower room
- Walking distance of the open countryside of Blackamoor and the Peak District
- Off-road parking
- Excellent catchment area for schools





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
865 ft<sup>2</sup>  
80.3 m<sup>2</sup>

**Reduced headroom**  
15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

