



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

Saxton Mee

36 Heather Lea Avenue

Dore

Offers Around

£435,000

A superb, extended three bedroom detached in a great location.

A striking attractive family home with great potential to extend further. Entrance porch, reception hall, cloakroom, sitting room, separate dining room, garden room/conservatory and superb newly fitted kitchen. First floor: three bedrooms and luxury family bathroom. Outside: driveway, front garden, detached garage and attractive rear garden.

Dore has excellent amenities, first class schools and is on the edge of the Peak District.



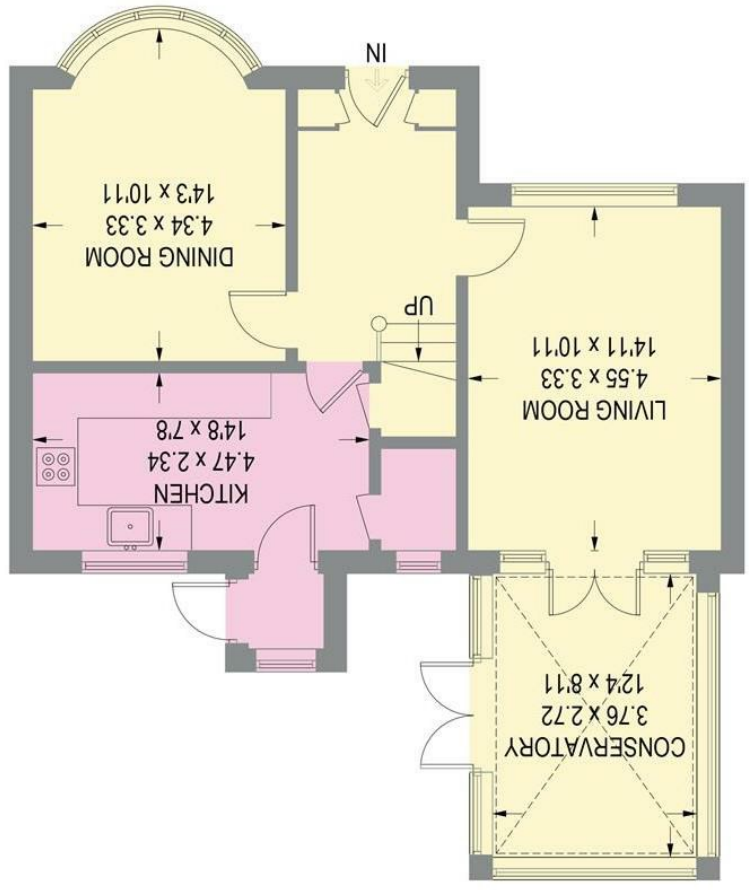
- Attractive Extended Three Bedroom Detached
- Great Potential to Extend Further
- Newly Fitted Kitchen and Newly Fitted Bathroom
- Garden Room/Conservatory
- Great Location for First Class Schools
- On the Fringe of the Peak District
- Energy Rating TBC
- Viewing: Banner Cross Office



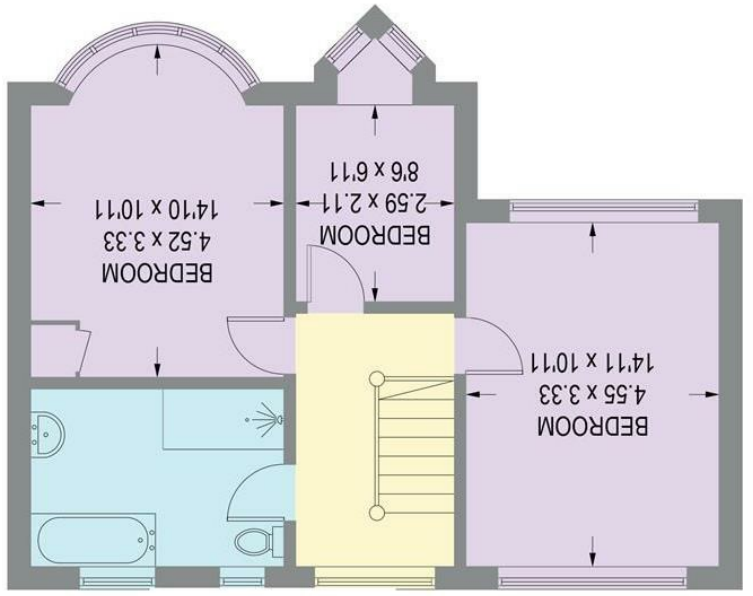


36 HEATHER LEA AVENUE

APPROXIMATE GROSS INTERNAL AREA = 115.3 SQ M / 1241 SQ FT



GROUND FLOOR
63.9 SQ M / 688 SQ FT



FIRST FLOOR = 51.4 SQ M / 553 SQ FT



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

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.



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