

9 Rushley Drive, Dore, Sheffield

GUIDE PRICE £460,000 – £475,000

9 Rushley Drive, Dore

With full plans and planning permission in place to substantially extend the existing property is this well presented and proportioned three bedroomed semi detached home. Located on unquestionably one of the finest residential roads in the very heart of ultra popular Dore. Number 9 enjoys a private rear sunny garden, ample parking and garage and allows the new purchasers an opportunity to create a fabulous finished bespoke forever family home. With spacious, light and well appointed accommodation currently on two floors it's easy to say that viewing is absolutely essential to see the full opportunity on offer by this rare property to market.

Council Tax band: D

Tenure: Leasehold

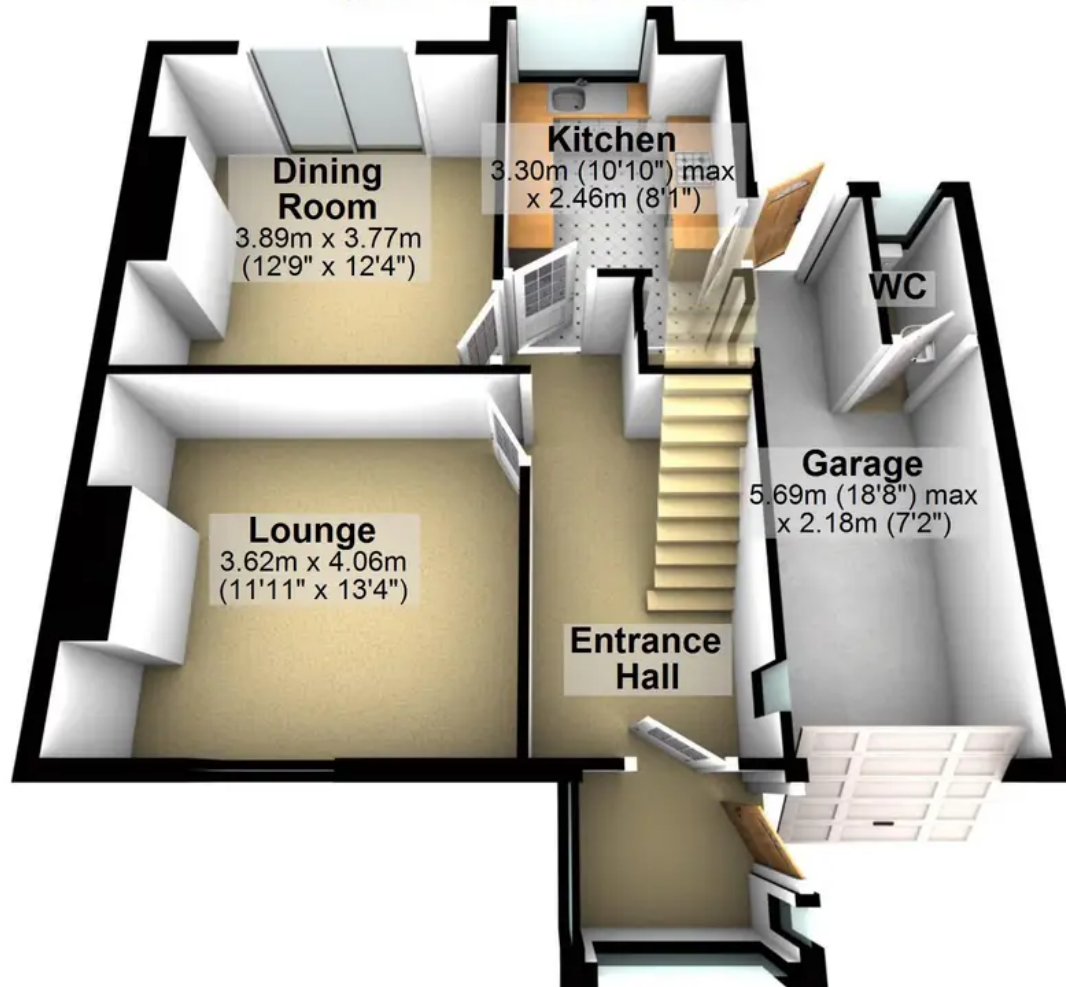
- FULL PLANS AND PLANNING PERMISSION FOR EXTENSION ALREADY GRANTED
- THREE BEDROOMED SEMI DETACHED FAMILY HOME
- LARGE REAR PRIVATE SUNNY AND FLAT GARDEN
- HEART OF ULTRA POPULAR DORE VILLAGE ON THE EDGE OF THE PEAK DISTRICT
- OFSTED RATED EXCELLENT DORE JUNIORS AND KING EGBERT SECONDARY SCHOOL CATCHMENT
- SHORT STROLL TO VILLAGE CENTRE WITH NUMEROUS AMENITIES AVAILABLE
- PERFECT FOR THE GROWING FAMILY MARKET LOOKING TO CREATE A FOREVER HOME
- VIEWING ESSENTIAL TO SEE THE FULL POTENTIAL ON OFFER
- INCREDIBLY RARE OPPORTUNITY TO MARKET
- LEASEHOLD PROPERTY AND COUNCIL TAX BAND D





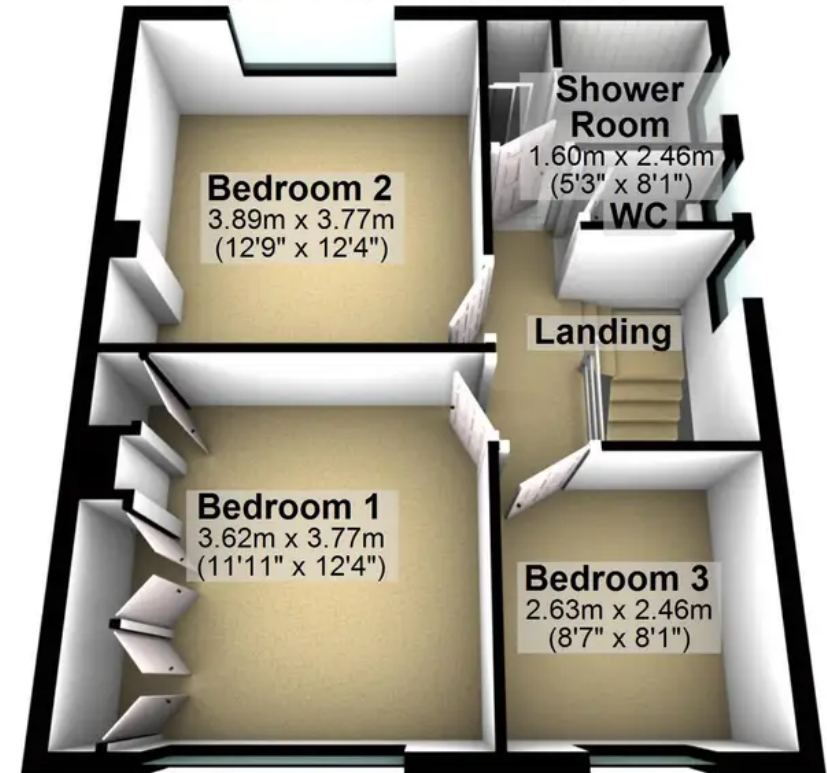
Ground Floor

Approx. 64.7 sq. metres (696.2 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.3 sq. feet)



Total area: approx. 112.8 sq. metres (1214.6 sq. feet)

All measurements are approximate
 Plan produced using PlanUp.