

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

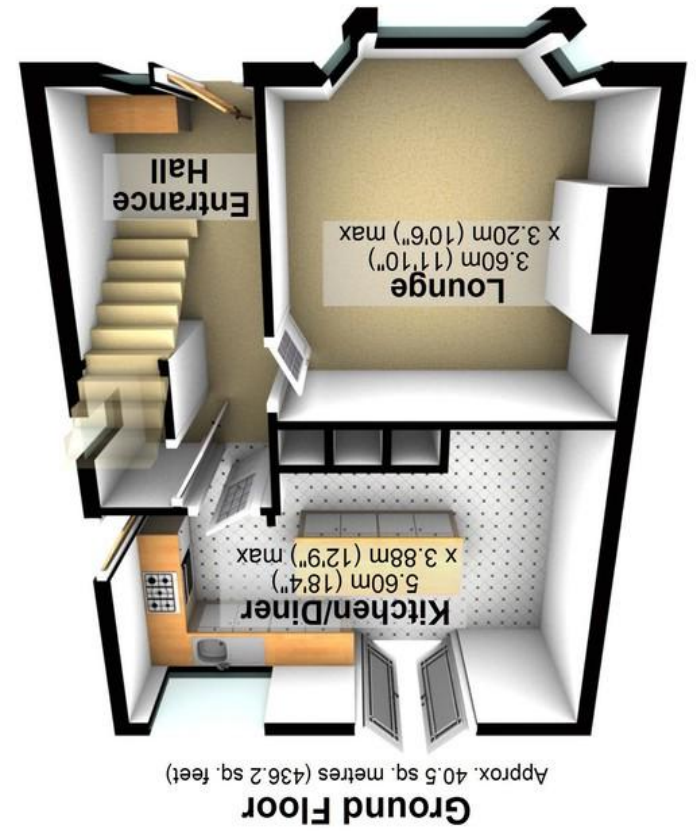
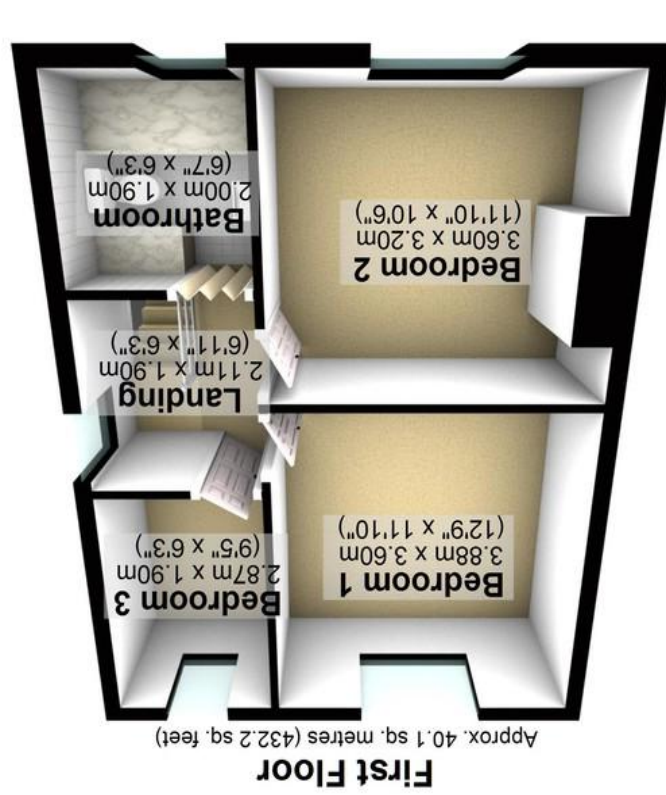
www.epc4u.com

Energy Efficiency Rating	
Potential	Current
Very energy efficient - low running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
	61
	81

EU Directive 2002/91/EC

All measurements are approximate
Plan produced using PlanUp.

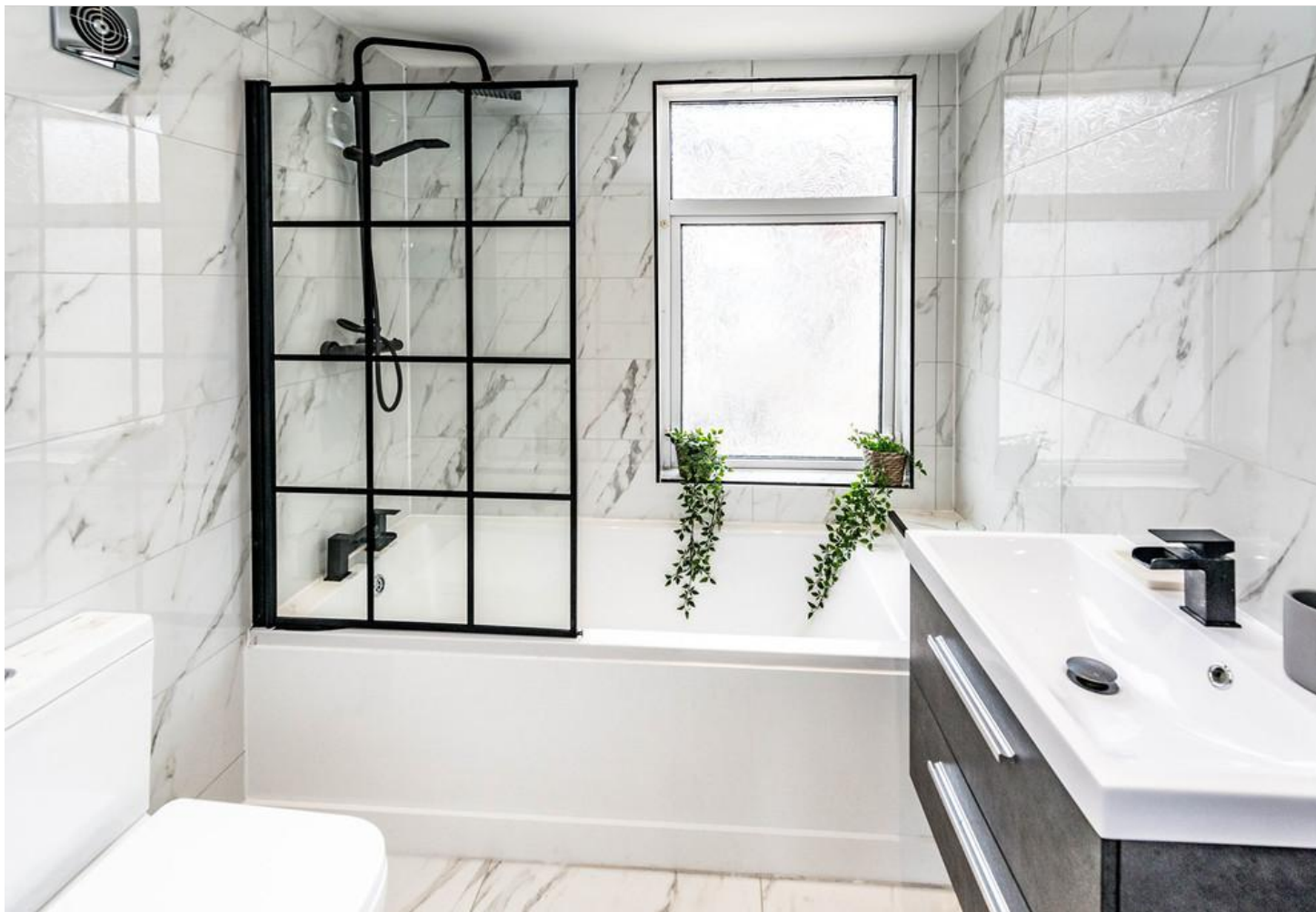
Total area: approx. 80.7 sq. metres (868.3 sq. feet)





3 Dovedale Road | Carter Knowle | Sheffield | S7 2DB Property Tenure: Freehold

Quietly tucked away on this no through road in the very heart of ultra popular Carter Knowle is this beautifully finished, immaculately presented, three bedroomed, bay windowed semi detached family home. Having recently undergone a scheme of modernisation by the current vendors to an extremely high standard that enjoys a superb rear open plan kitchen/diner with direct garden access. Enjoying a private rear garden, garage (accessed via a shared drive) and available to the market with no onward chain. Being of particular interest to both the family market and professional couple alike there is still plenty of scope to further explore an extension to the loft (subject to planning) to create additional bedrooms. Located within catchment for Ofsted rated excellent schools including the newly formed Mercia, numerous local amenities are within a short stroll within fashionable Abbeydale road, Chelsea and Millhouses parks are on hand and The Peak District is right next door.



PROPERTY FEATURES

- THREE BEDROOMED SEMI DETACHED
- FINISHED RECENTLY TO A HIGH STANDARD
- AVAILABLE WITH NO UPWARD CHAIN INVOLVED
- QUIET CUL DE SAC POSITION
- HEART OF ULTRA POPULAR CARTER KNOWLE
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS
- PERFECT FOR THE FAMILY OR PROFESSIONAL COUPLE
- PRIVATE GARDEN AND DETACHED GARAGE
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- FREEHOLD COUNCIL TAX BAND C £1,825.63

GUIDE PRICE £325,000-£350,000

