



Fulwood Road Fulwood Sheffield S10 3QE
Offers In The Region Of £325,000

Fulwood Road

Sheffield S10 3QE

Offers In The Region Of £325,000

**** GROUND FLOOR ** CHAIN FREE ** SPACIOUS APARTMENT **** Forming part of this popular and well-established development, conveniently positioned just off Fulwood Road within this highly regarded suburb, is this exceptionally spacious three-bedroom ground-floor apartment. Offered to the open market with the benefit of no onward chain, the property provides generously proportioned accommodation extending to almost 1,400 sq ft, excluding the double garage.

A particular feature of the apartment is the impressive 23ft lounge, which enjoys a dual aspect including south-facing windows that allow an abundance of natural light to fill the room. Further highlights include two bath/shower rooms, excellent bedroom accommodation, a separate utility room and a substantial double garage with an electrically operated door.

The accommodation is approached via a small entrance lobby/porch, which opens into a spacious and welcoming entrance hall. The principal bedroom benefits from fitted wardrobes and a private en-suite bathroom, while the second double bedroom also features fitted wardrobes. The third bedroom, currently utilised as a study, provides excellent flexibility for use as a guest bedroom, home office or additional reception space. A separate shower room is conveniently accessed from the main hallway.

The generous 23ft lounge provides an excellent principal living and entertaining space, enhanced by dual-aspect windows and a feature fireplace. Completing the accommodation is a fitted kitchen together with a separate utility room.

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- NEARLY 1400 SQUARE FEET
- THREE BEDROOMS
- TWO BATH/SOWER ROOMS
- DOUBLE GARAGE WITH ELECTRIC DOOR
- SPACIOUS LIVING ROOM
- SOUGHT AFTER LOCATION
- EXCELLENT LOCAL AMENITIES
- COMMUNAL GARDENS





OUTSIDE

There is a private double garage that has an electric door and well manicured communal gardens for all residents to enjoy. There is also provision for off road parking on a first come first served basis.

LOCATION

Newfield Court is situated in a very convenient position fronting onto Fulwood Road and accessed from Stumperlowe Lane to the side, some three miles west of the city centre. There are regular bus services along Fulwood Road and Fulwood Church lies within a few hundred yards and just beyond lies Fulwood village centre where there is a choice of local shopping facilities including a supermarket, bakery, opticians, microbrewery, fruit & veg shop and a lovely coffee house. Further down Fulwood Road lies Nether Green shops including a Tesco Express, Rising Sun Public House, bakery/sandwich shop to name a few. Only slightly further afield is the beautiful countryside of the Mayfield Valley with walks leading out to the Peak District National Park providing stunning scenery and a mecca for climbers.

MATERIAL INFORMATION

The property is Leasehold running from the 25th December 1967 (141 years remaining),
The property is currently Council Tax Band E.

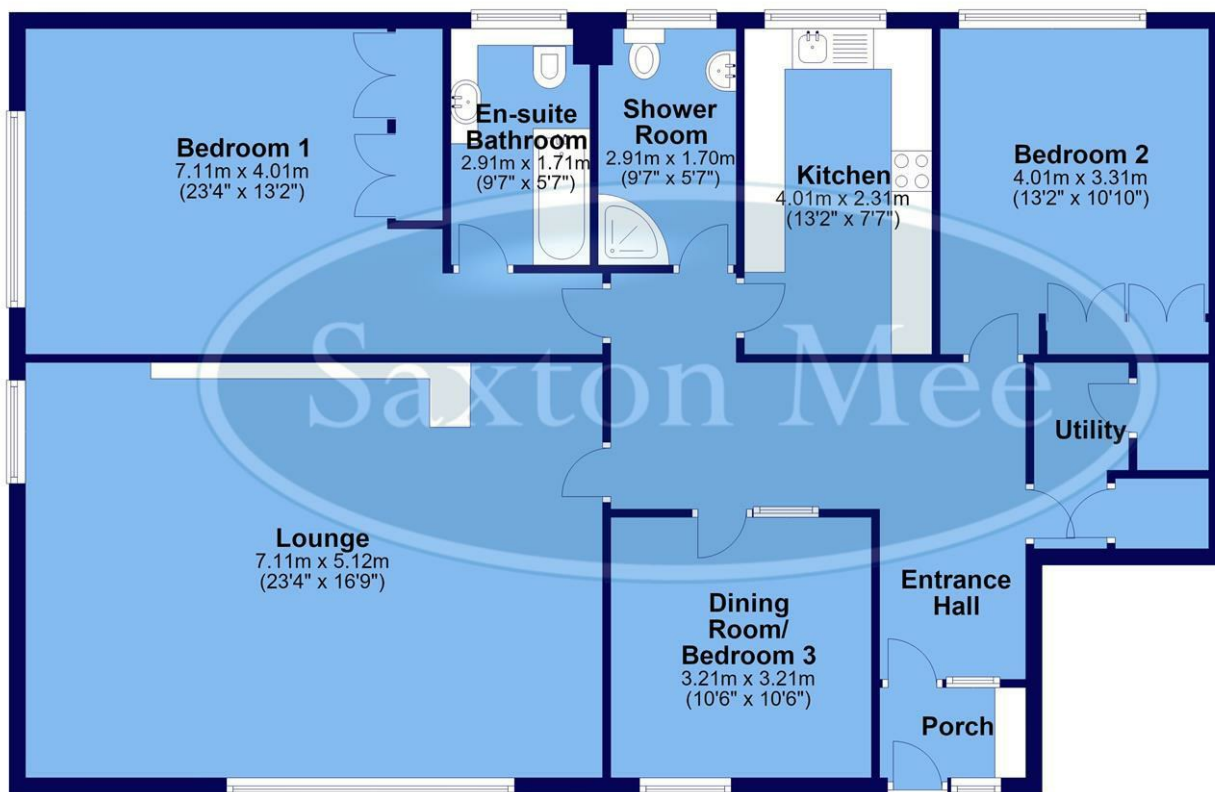
VALUER

Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

Ground Floor

Approx. 128.1 sq. metres (1379.0 sq. feet)



Total area: approx. 128.1 sq. metres (1379.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

