



Fulton Road Walkley Sheffield S6 3JL  
Price Guide £270,000



# Fulton Road

Sheffield S6 3JL

## Price Guide £270,000

GUIDE PRICE £270,000-£280,000 \*\* NO CHAIN \*\* Situated in the popular residential area of Walkley within walking distance of a wide range of amenities on South Road is this three bedroom end terrace which enjoys a private rear garden with no third party access and benefits from uPVC double glazing and gas central heating.

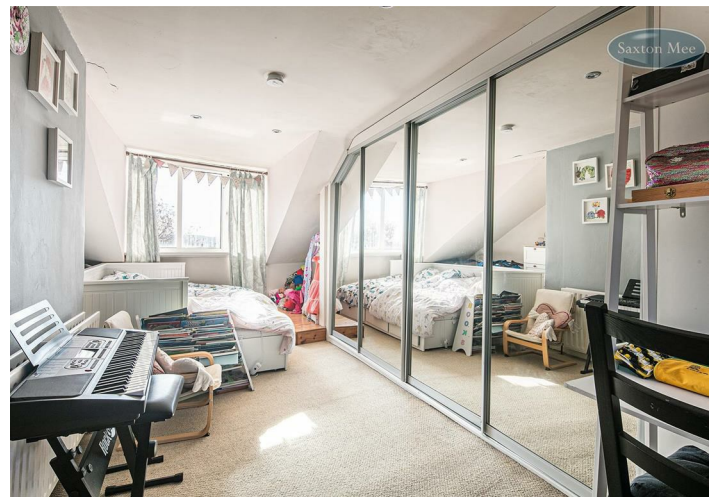
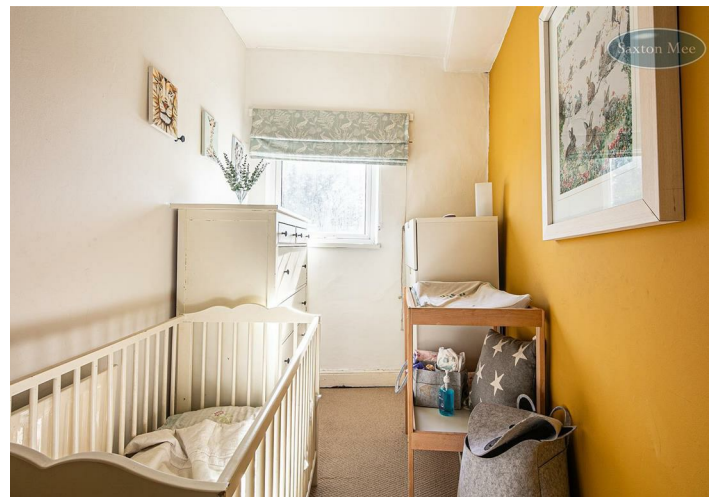
Tastefully decorated throughout, the well presented living accommodation briefly comprises, front door which opens into the lounge with the original ceiling coving, wood flooring and built-in alcove storage, while the focal point is the multi-fuel stove. A door then opens into the inner lobby with access into the impressive, extended kitchen with a vaulted ceiling in the extension along with a full height window which allows lots of natural light and access to the rear garden. The kitchen has a range of shaker style units. Contrasting solid wood worktops incorporate the sink, drainer and the five ring hob with extractor above. Integrated appliances include an electric oven along with plumbing for a dishwasher and space for a fridge freezer. A door opens to the cellar head with steps descending to the cellar being of similar size to the lounge.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom one to the front has a fitted under stairs cupboard and stripped floorboards. Bedroom two overlooks the rear. The bathroom is partially tiled, has a heated towel rail and a white suite including bath with overhead shower, WC and wash basin. A further staircase rises to the second floor and attic bedroom three which benefits from a large set of built-in wardrobes, a Velux window to the front aspect and a dormer to the rear.

- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME SITUATED IN THIS SOUGHT AFTER LOCATION
- THREE BEDROOMS
- FANTASTIC EXTENDED KITCHEN
- PRIVATE REAR GARDEN WITH NO THIRD PARTY ACCESS
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS







## OUTSIDE

To the front is a small forecourt which sets the property back from the road. The garden to the rear is south-east facing, tiered with a paved patio, lawn area and planted beds with variety of fruit trees with no through access for neighbouring properties.

## LOCATION

Walkley is an incredibly popular district to the North West of Sheffield City Centre with easy access to Crookes, Broomhill, Hillsborough, and is in the right area to get quickly to the various hospitals and the main university campuses. With a local Asda supermarket just along the street, some great local independent shops at Walkley and Crookesmoor, and being situated on a good bus route, there are some excellent local amenities. It's also a convenient position for access to the M1 motorway network and the glorious outdoor space of the Peak District.

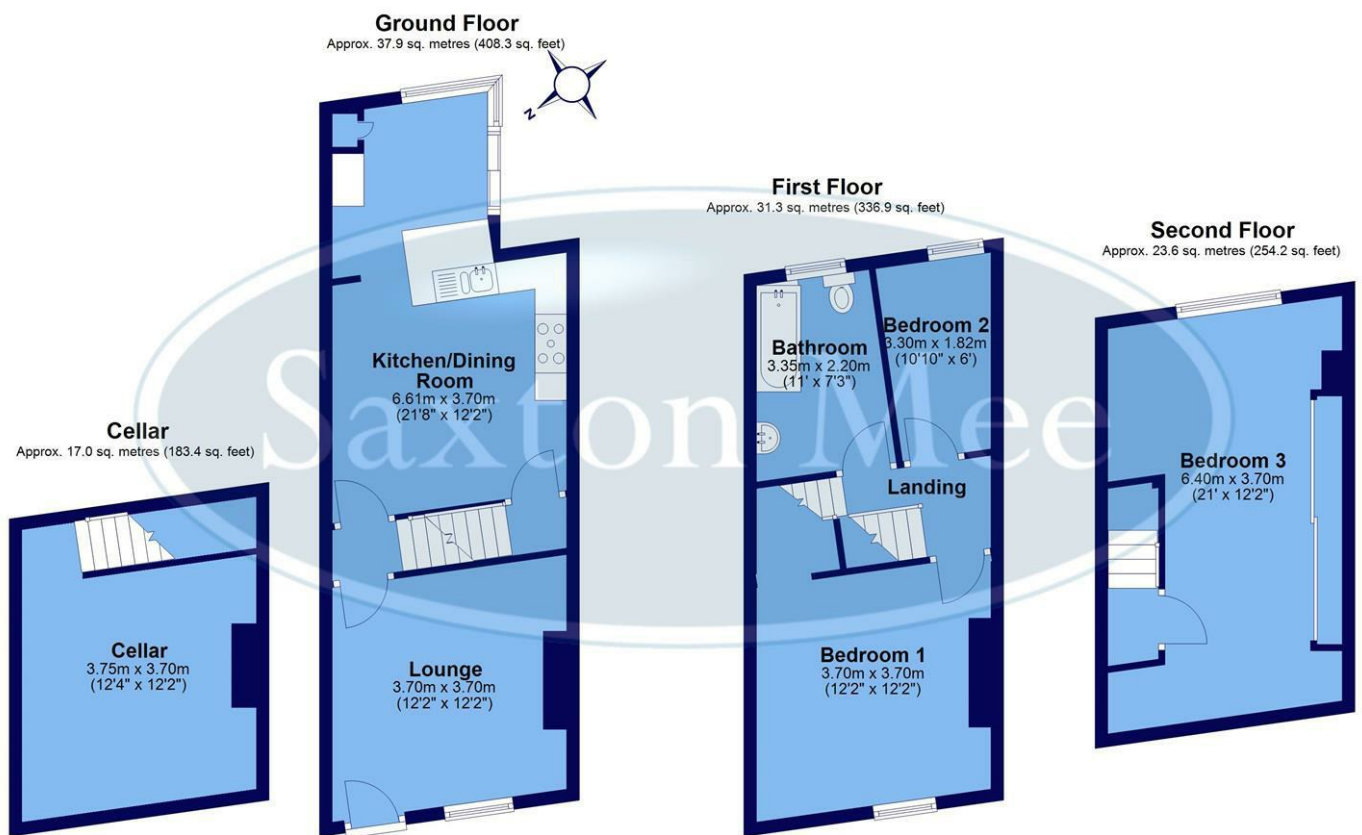
## MATERIAL INFORMATION

The property is Freehold and Council Tax Band A.

## VALUER

Chris Spooner

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.



Total area: approx. 109.9 sq. metres (1182.8 sq. feet)

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

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Hillsborough  
Stocksbridge**

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