

Saxton Mee



Winchester Road Fulwood Sheffield S10 4EE
Offers Around £450,000

St Luke's
Sheffield's Hospice

Winchester Road

Sheffield S10 4EE

Offers Around £450,000

**** NO CHAIN ** IN NEED OF FULL MODERNISATION ****

Offered to the market for the first time in 43 years is this fabulous **FOUR DOUBLE BEDROOM** family home, located in one of Sheffield's most sought after residential suburbs: Fulwood. Formerly owned by the late Bill Kirby, a critically acclaimed Sheffield Artist, the property offers endless potential and a wealth of opportunity for the discerning purchaser, to alter, adapt, improve and extend to their own taste and style. Briefly, the living accommodation comprises: an entrance porch opens into the entrance hall, accessed off is the downstairs WC. A door opens into the well proportioned lounge having a feature fireplace and a large front window filling the room with natural light. Double doors open into the dining room. Accessed from the dining room and entrance hall is the kitchen having a range of units. Space for cooker and fridge freezer. A separate pantry with housing and plumbing for a washing machine. From the entrance hall a staircase rises to the first floor with access to four double bedrooms. Bathroom in addition.

- **VIEWING ESSENTIAL**
- **EXCITING OPPORTUNITY**
- **ENDLESS POTENTIAL**
- **FABULOUS LOCATION**
- **SPACIOUS ACCOMMODATION**





OUTSIDE

To the front is a driveway which leads to the garage with up and over door. The lawned garden to the side of the driveway extends around the house connecting to the good sized rear garden mostly laid to lawn.

LOCATION

Situated in this sought after location with excellent school catchments, stunning countryside parks, regular public transport and excellent local amenities. The property is located within close proximity to the City Centre, teaching hospitals and universities.

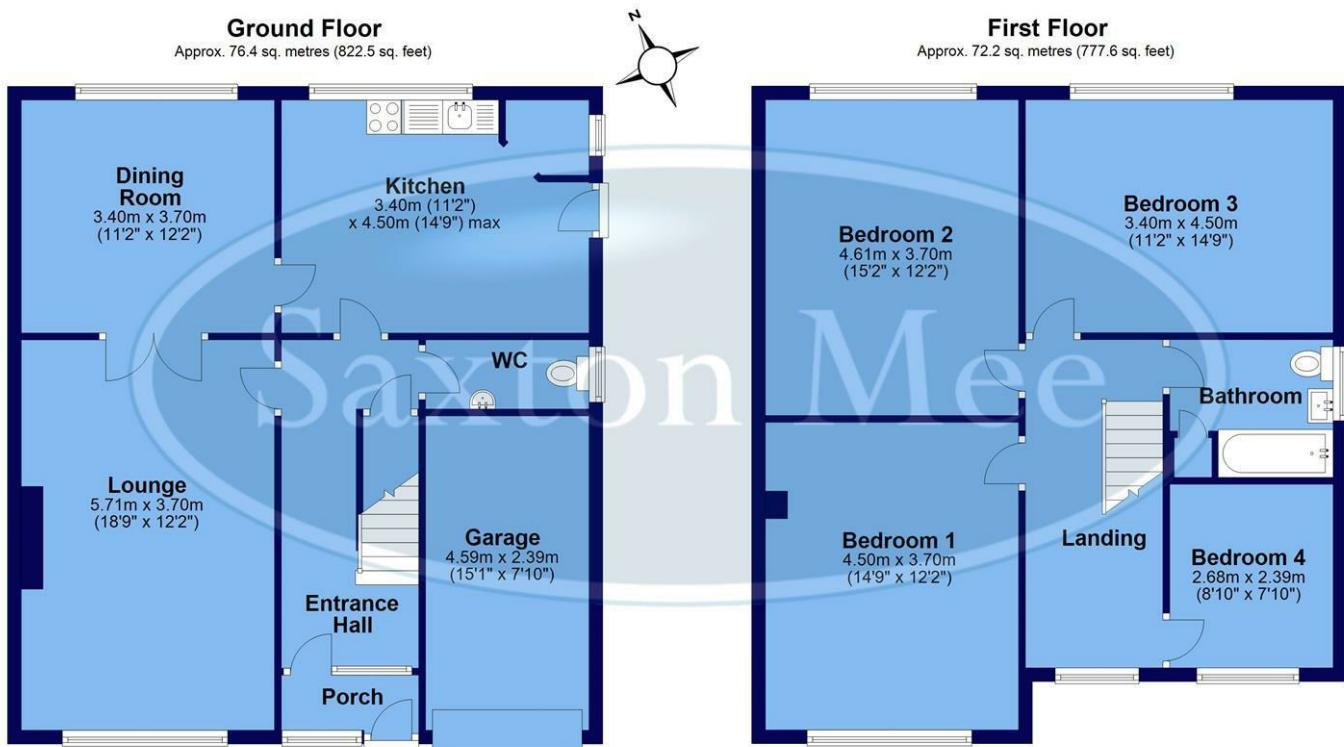
DISCLAIMER

The property is held under LEASEHOLD tenure, however the lease is also owned by the seller. Alongside the conveyancing process, the lease will be transferred to the new owners within the agreed sale price. For further information or any queries please contact the selling agent, Saxton Mee, 245 Crookes S10 1TF.

VALUER

Lewis T. Hughes 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.



Total area: approx. 148.7 sq. metres (1600.1 sq. feet)

**Crookes
Hillsborough
Stocksbridge**

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

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www.saxtonmee.co.uk



[onTheMarket.com](http://onthemarket.com)

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A2 plus) A	76
(B1-B1) B	63
(C2-C4) C	63
(D5-D8) D	63
(E9-E11) E	63
(F12-F14) F	63
(G15-G17) G	63
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(A2 plus) A	70
(B1-B1) B	56
(C2-C4) C	56
(D5-D8) D	56
(E9-E11) E	56
(F12-F14) F	56
(G15-G17) G	56
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	