



19, Fulney Road, Sheffield, S11 7EW

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Description

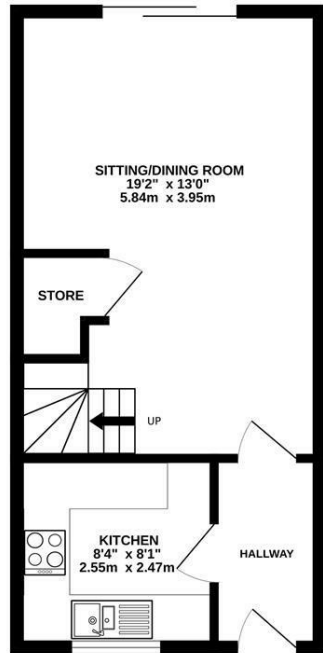
Situated in the heart of Nether Green, well back from the road this charming 3 bed mid property forms part of this modern run of terraced houses. The property has a sunny, south westerly facing aspect to the rear and, unlike many terraces has the added benefit of off road parking for at least two cars. When you look at the neighbours house the potential for additional accommodation in the loft is apparent (ensuite bedroom with velux windows, subject to regs) and an early viewing is highly recommended. Nether Green is surely one of Sheffield's most desirable localities. Boasting a superb run of local amenities with a strong emphasis on food and drink including many fashionable bistros, restaurants and cafes drawing in an appreciative crowd and combining to give the area a distinctive feel. The schooling is also highly regarded and of course the proximity to both Endcliffe and Bingham Parks which act as the gateway to the beautiful surrounding countryside via scenic walks along the Porter Valley is a huge draw.

- Three bedrooms including two doubles, all with fitted wardrobes.
- Open plan living room with plenty of space and access to the garden.
- Kitchen with plumbing and recesses for the usual appliances.
- Modern shower room.
- Off road parking for at least two cars and the potential for an EV charging point if required.
- Large loft space, ideal for conversion (subject to regs).
- Modest, south facing, low maintenance garden.
- Timber double glazing, gas central heating via a combination boiler and no onward chain.
- Close to highly regarded schooling and Nether Green's excellent local amenities.
- EPC rating C69, Council Tax Band C and Freehold.

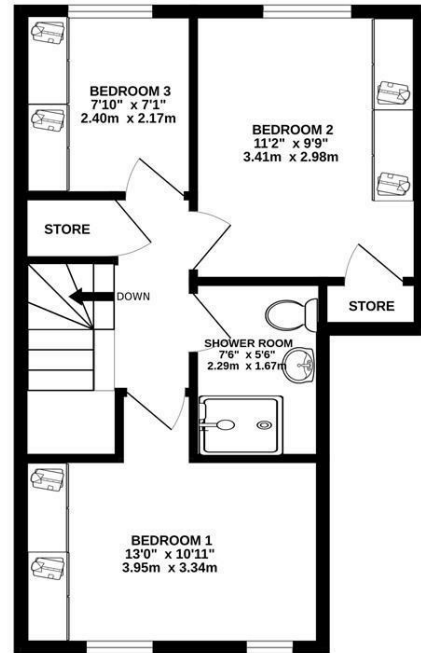




GROUND FLOOR



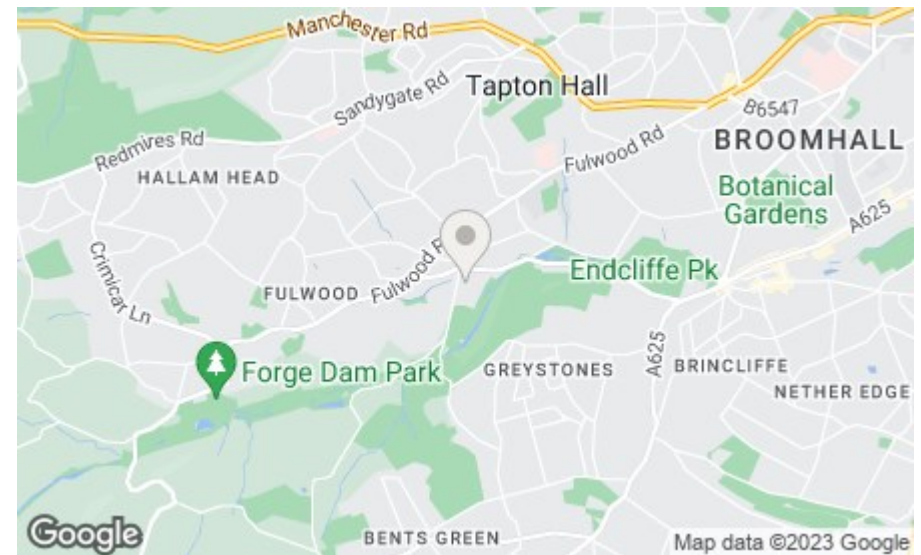
1ST FLOOR



TOTAL FLOOR AREA: 775sq. ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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