



31 Hillcote Close, Fulwood, Sheffield, S10 3PT



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Fulwood

Asking Price

£460,000

A three bedroom detached family home offered for sale with no onward chain and in the catchment area for excellent schools.

This lovely family home briefly comprises; Entrance hallway with stairs rising to the first floor landing and a downstairs w.c., lounge with feature fireplace, dining room and fitted kitchen with courtesy door onto the rear garden.

To the first floor are three good size bedrooms. The master bedroom has an en-suite shower room and the family bathroom is furnished with a bath, wash hand basin and low flush w.c.

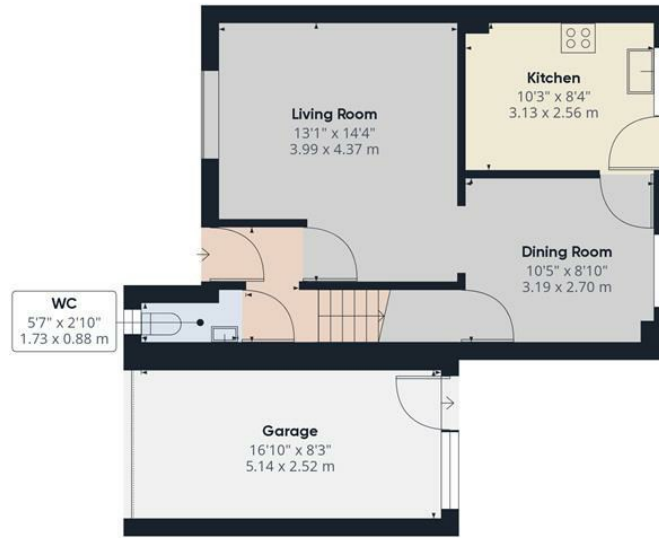
To the front of the property is a garden and there is off road parking and a single garage. To the rear of the property is a paved patio area and a garden which is enclosed and private.



- NO CHAIN
- THREE GOOD SIZE BEDROOMS
- DOWNSTAIRS W.C.
- MASTER BEDROOM HAS EN SUITE
- TWO RECEPTION ROOMS
- GARDENS TO THE FRONT AND REAR
- COUNCIL TAX: BAND E
- TENURE: FREEHOLD
- EPC RATING: D
- VIEWINGS VIA BANNER CROSS BRANCH



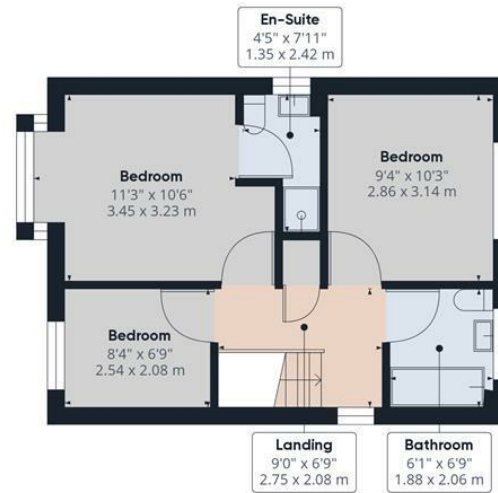




Ground Floor

Approximate total area^m

964.45 ft²
89.6 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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