



Apartment 2 Graham Lodge 416 Fulwood Road, Sheffield, South Yorkshire,

Saxton Mee



# Apartment 2 Graham

Offers Around

## £400,000

Charming Ground Floor Apartment with Private Garden & Detached Garage – No Onward Chain

This characterful and spacious ground floor apartment on Fulwood Road offers a rare opportunity to own a home full of period charm, including high ceilings, large windows, and original features throughout. With its own private entrance, detached garage, and exclusive garden, this property combines the elegance of a period home with practical, independent living.

The accommodation briefly comprises:

Welcoming entrance hallway

Generous lounge/dining room featuring a beautiful bay window and feature fireplace

Compact, functional kitchen

Shower room with W.C.

Two well-proportioned double bedrooms

The apartment also presents excellent potential for further development (subject to the necessary management consents), with scope to utilize rooms below the property—something other residents in the building have successfully done.

In addition to the private front entrance, the property can also be accessed via the main central hallway of the building. Allocated parking for one vehicle is included, offering ease and convenience for residents.

Located just a short distance from local hospitals and universities, this home is perfectly situated for professionals or those seeking a well-connected, peaceful base in a desirable part of the city.

A must-see for those seeking period charm, outdoor space, and future potential.



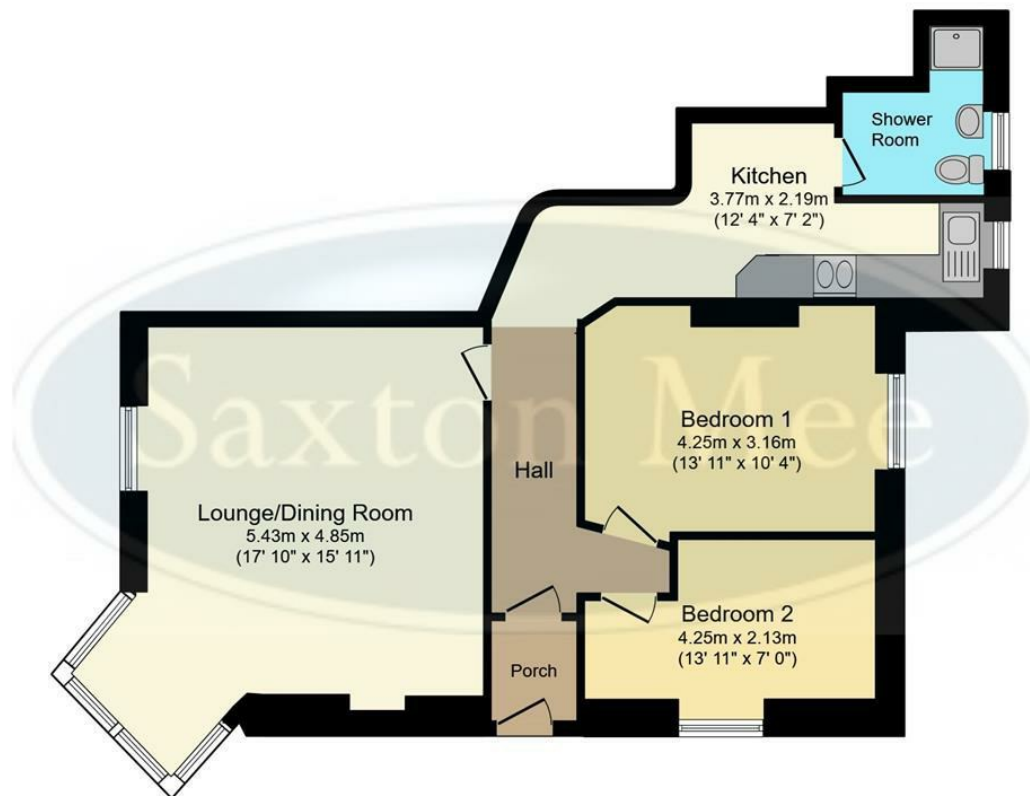
- NO ONWARD VENDOR CHAIN
- GROUND FLOOR WITH OWN FRONT DOOR
- OWN GARDEN
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- PERIOD FEATURES
- CELLAR STORAGE AND DETACHED GARAGE
- EPC RATING: D
- COUNCIL TAX BAND: C











## Floor Plan

Floor area 76.3 sq.m. (821 sq.ft.)

**Total floor area: 76.3 sq.m. (821 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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