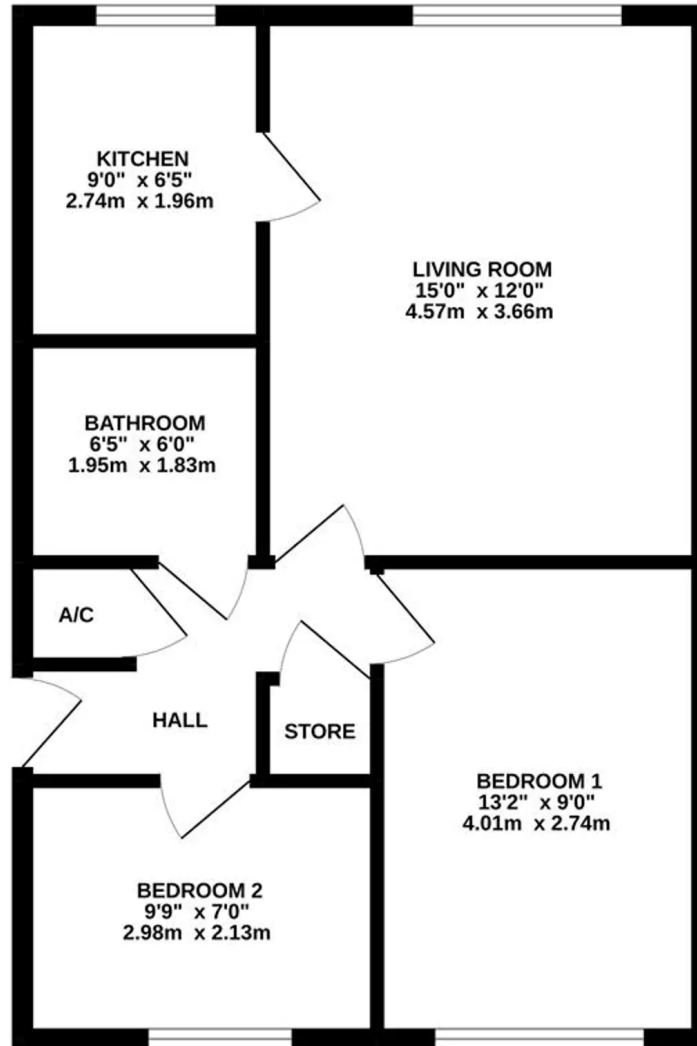




Fulton Road

Sheffield

Offers in Region of **£145,000**



FULTON ROAD

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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Fulton Road

Sheffield

NO UPPER VENDOR CHAIN

LOCATED IN THIS HIGHLY REGARDED PART OF SHEFFIELD AND ENJOYING FANTASTIC VIEWS TO THE FRONT AND REAR. WE OFFER TO THE MARKET THIS WELL PRESENTED TWO BEDROOMED, FIRST FLOOR APARTMENT. The accommodation briefly comprises: communal entrance with ramp access to the first floor, own entrance hallway, living / dining room, fitted kitchen, two bedrooms and bathroom. Externally there are communal grounds and allocated parking. A lovely apartment occupying a quiet position with ease of walking to Walkley's amenities and easy access to Sheffield centre. Viewing is advised. The EPC rating is C-74 and the Council Tax Band is A.





ENTRANCE

Entrance gained at the ground level into the communal doors. The communal doors are accessed via a ramp from the front to allow for wheelchair access. From the communal door, steps rise to the first floor landing which services three apartments, a further door then opens to Flat 79.

ENTRANCE HALLWAY

With two ceiling lights, electric storage heater and access to the loft which provides a useful storage space. There is also access to an airing cupboard housing the hot water tank and a further storage cupboard. Here we gain access to the following rooms:

LIVING/DINING ROOM

A well proportioned principal reception space incorporating both living space and ample room for a dining table and chairs. There are two ceiling lights a wall mounted electric storage heater, solid wood flooring and a uPVC double glazed window to the front to enjoy far reaching views over neighbouring properties. A door opens through to the kitchen.

KITCHEN

With a range of wall and base units with laminate worktops, tiled splashbacks, space for a cooker, plumbing for a washing machine, space for a free standing fridge / freezer, stainless steel sink with chrome mixer tap over, ceiling light, extractor fan, wall mounted electric fan heater and uPVC double glazed window to the front with views.



BEDROOM ONE

An excellently proportioned bedroom space with a ceiling light, electric storage heater and uPVC double glazed window to the rear overlooking the carpark and views towards Sheffield city centre and beyond.

BEDROOM TWO

A rear facing bedroom with a ceiling light, electric storage heater and uPVC double glazed window to the rear enjoying the same views towards Sheffield as bedroom one.

BATHROOM

Comprising of a three piece white suite in the form of a close coupled W.C., pedestal basin with chrome taps and bath with chrome taps and Triton electric shower over. There is a ceiling light, extractor fan, part tiling to walls and wall mounted electric fan heater.

OUTSIDE

The apartment shares the communal grounds with the other five apartments including hanging space and bin store. There is a carpark to the rear with allocated parking.



ADDITIONAL INFORMATION

The EPC Rating is C-74, the Council Tax Band is A and we are informed by the vendor that the property is Leasehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 4:00pm

Sunday - 11:00 am - 4:00pm



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