



Fielding Road, SHEFFIELD



welcome to

Fielding Road, SHEFFIELD

GUIDE PRICE-£170,000 - £180,000This charming property offers a modern kitchen, a cozy lounge, two bedrooms, an attic room, and a stylish bathroom. Outside, enjoy a good-sized rear garden—perfect for relaxation. A fantastic opportunity in a popular location.



Lounge

11' 3" x 11' 9" (3.43m x 3.58m)

With a UPVC double-glazed entrance door and a UPVC double-glazed window, modern laminate flooring, a single radiator, an attractive oak-style fire surround with inset and hearth.

Lobby

With a staircase leading to the first-floor accommodation and a single radiator

Kitchen

12' 5" x 11' 9" (3.78m x 3.58m)

With a UPVC double-glazed window and a UPVC double-glazed entrance door, a stylish and attractive shaker-style fitted kitchen offering a matching range of base, wall, and drawer units, good roll-top work surfaces with a matching splashback, and a four-ring ceramic hob with an oven beneath. It also features a built-in microwave, a modern sink unit with a hot/cold mixer tap, a gas boiler integrated into the units, a large high-gloss tiled floor, a protruding breakfast bar with an integrated fridge beneath, access to the cellar, modern lighting, and a double radiator.

Accommodation First Floor Landing

With a second staircase leading to the attic room.

Bedroom One

11' 8" x 11' 9" (3.56m x 3.58m)

With a UPVC double-glazed window to the front elevation, a chimney breast-mounted single radiator, fantastic fitted bedroom furniture offering a range of wardrobes with high-level cupboards and matching cabinets, as well as corner glass shelving with downlighting. There is also a TV/computer station with further high-level cupboards in one chimney recess.

Bedroom Two

6' 5" x 15' 5" maximum (1.96m x 4.70m maximum)

With a UPVC double-glazed window to the rear elevation, a radiator, a large recess under the attic

stairs, and a wall with recessed shelving.

Bathroom

With a UPVC double-glazed window, a chrome towel heater rail, a white low-flush WC and handwash basin set into a gloss-white vanity, a panel bath with a shower screen and two shower heads connected to a mains shower, fully tiled walls and a tiled floor, PVC finish to the ceiling, inset ceiling spotlights, and a wall-mounted extractor vent.

Attic Room

16' x 11' 9" (4.88m x 3.58m)

With two Velux double-glazed skylights, one to the front and one to the rear elevation, a radiator with a radiator cover, access into the eaves, and small loft access.

Outside

The property stands in grounds that, to the rear, offer an easily maintained garden with pedestrian access for the adjoining properties.



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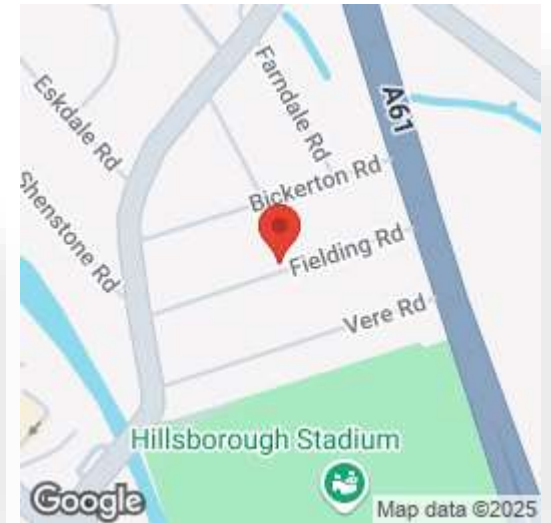
- GUIDE PRICE-£170,000 - £180,000
- TWO BEDROOM MID-TERRACE HOUSE WITH AN ATTIC ROOM
- WELL-PRESENTED HOME WITH A MODERN KITCHEN AND COZY LOUNGE
- GOOD-SIZED REAR GARDEN AND CELLAR
- SOUGHT-AFTER SHEFFIELD S6 LOCATION WITH GREAT LOCAL AMENITIES

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 5.10

This is a Leasehold property with details as follows; Term of Lease 800 years from 29 Sep 1903. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SBC107723 - 0002

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