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# Fulton Road, Walkley, Sheffield

£220,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Nestled in the charming Fulton Road, Walkley, this three-bedroom mid-terraced house awaits its new owners. Located in a sought-after area with access to excellent local amenities and public transport links. The accommodation comprises; front facing lounge, a dining kitchen boasting an integrated electric oven and extractor hood over. Two bedrooms and a convenient shower room with a cubicle to the first floor, and further double bedroom to the second floor. Also benefiting from gas central heating and double glazing, this property offers a comfortable living space that can be tailored to your taste.

Although the property would benefit from a scheme of modernisation, this house presents a fantastic opportunity to create a cosy and stylish home. Imagine the possibilities as you step into the rear garden, complete with a patio area perfect for al fresco dining, and steps leading down to a lawn area where you can relax and unwind.

Located in a sought-after area, this property is ideal for those looking to put their stamp on a home and enjoy the process of transforming it into a personal sanctuary. Don't miss out on the chance to make this terraced house your own and create a space that reflects your style and preferences.

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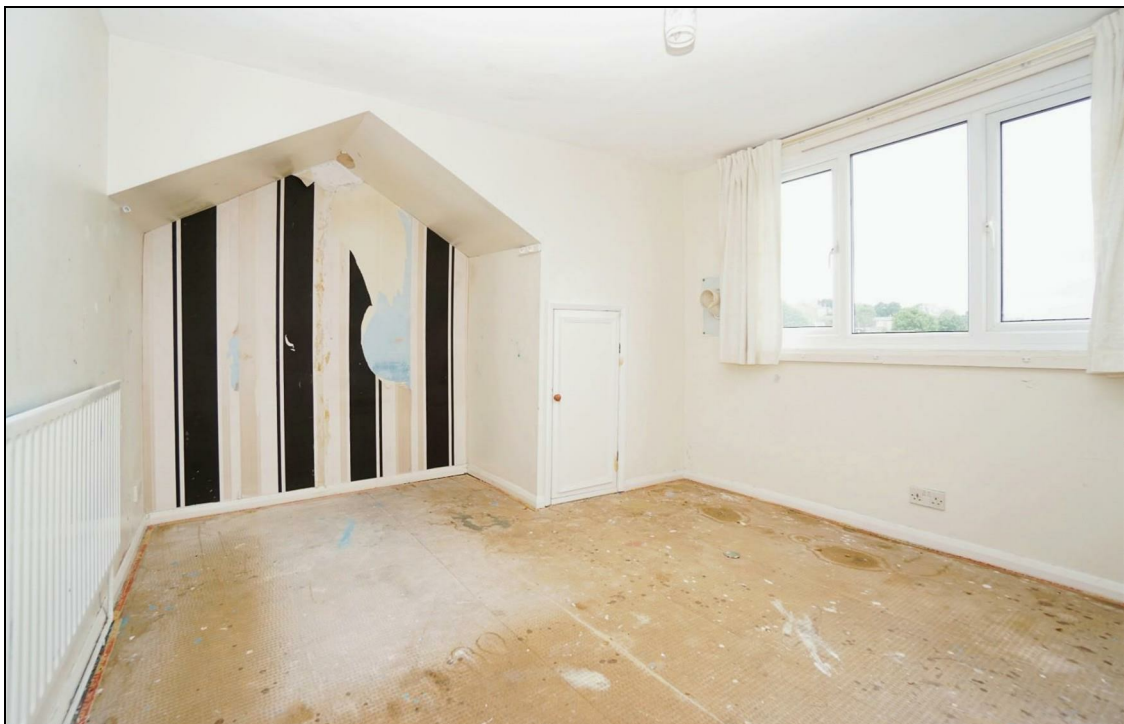


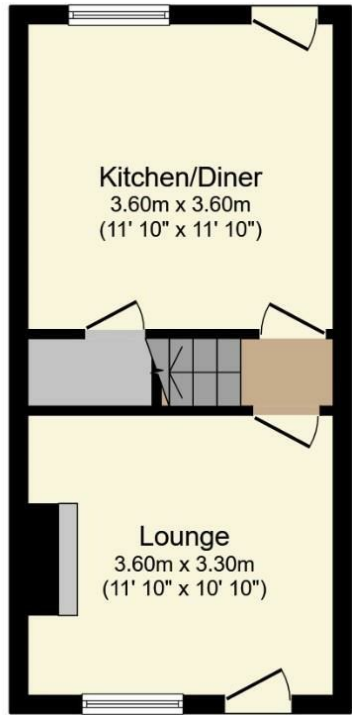
## KEY FEATURES

- THREE BEDROOM MID TERRACED
- IN NEED OF SOME MODERNISATION
  - FITTED DINING KITCHEN
  - SHOWER ROOM WITH CUBICLE
- REAR GARDEN WITH PATIO & LAWN
  - NO ONWARD CHAIN
  - EXCELLENT LOCATION
  - EPC RATING D

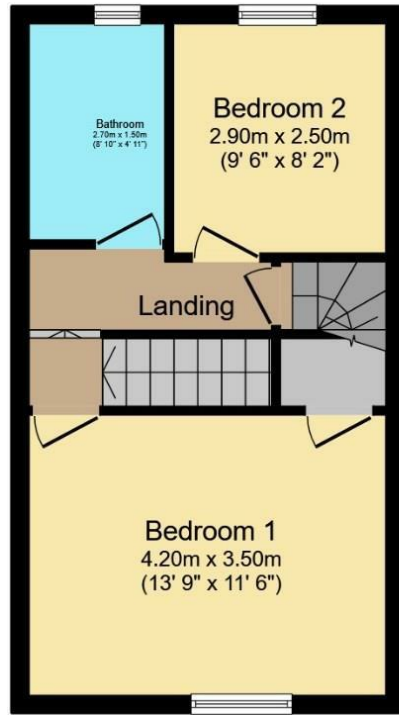








**Ground Floor**



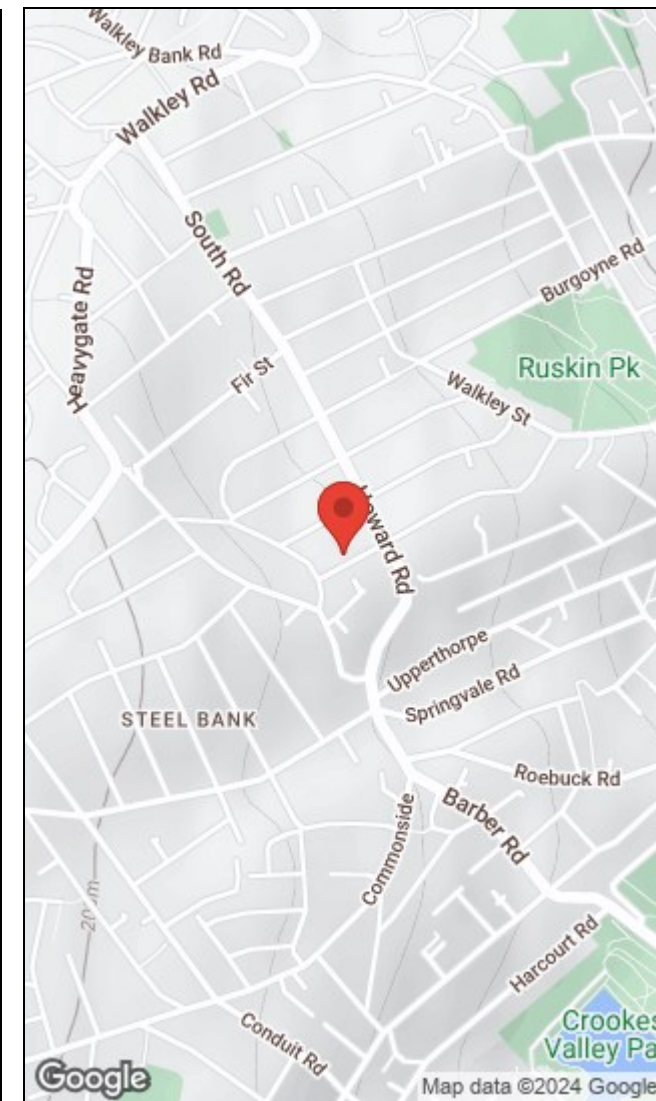
**First Floor**



**Second Floor**

Total floor area 75.5 m<sup>2</sup> (812 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	86		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	62	(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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