







38 Fulney Road

Hangingwater • Sheffield • S11 7EW

£425,000

Within a short stroll of Bingham Park, in S11, is a beautiful 3-bedroom detached family home filled with period character and charm. A much-loved family home for over 30 years, retaining many original features, which now requires updating in places. Benefits from generously proportioned accommodation arranged over 3 levels and private, enclosed rear garden with outhouse. The property enters through a period style side door into a welcoming hallway providing cloakroom storage. A generously proportioned bay fronted lounge is complemented by exposed brick chimney breast, log burning stove and picture rails. The dining kitchen overlooks the rear garden, filled with natural light fitted with base units and offering space with plumbing for freestanding appliances. A generous walk-in pantry features stone slab and shelving. The first floor features a front facing double bedroom complete with wooden sash windows and smaller bedroom to the rear overlooking the garden. The family bathroom is equipped with 3 piece white suite, overhead shower and heated towel rail. The second floor occupies a further good sized double bedroom, filled with natural light courtesy of Velux window, ensuite bathroom and generous storage room with Velux window, ideal for walk in wardrobe. Hangingwater is extremely popular, well-placed for local shops and amenities with a growing cafe culture, highly regarded local schools, Bingham Park and Endcliffe Park along with a range of recreational facilities, public transport and access to the city centre, hospitals, universities, and the Peak District.



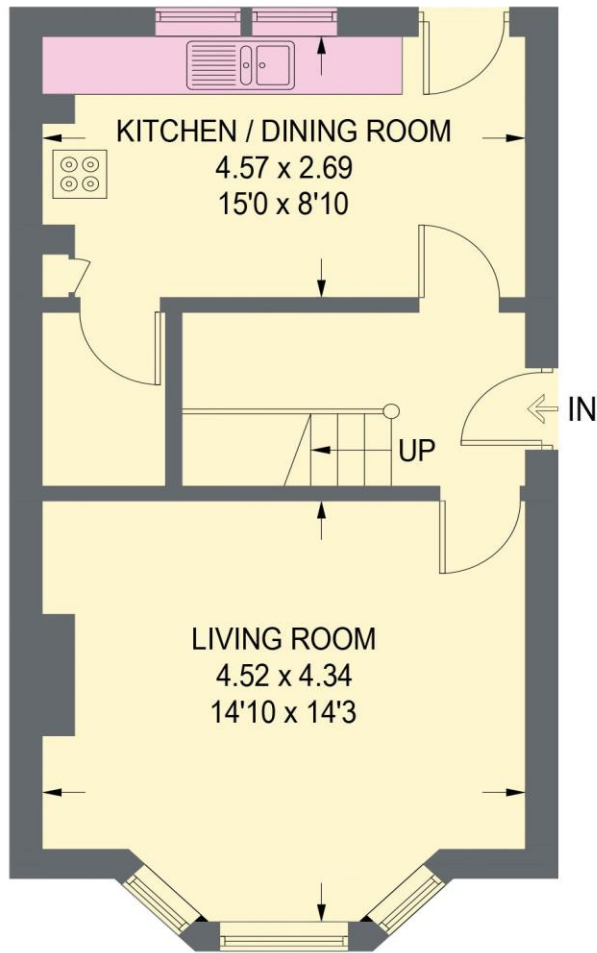


- Attractive Detached Family Home
- Located Beside Bingham Park, S11
- 3 Bedrooms & 2 Bathrooms
- Retaining Period Features
- Much Loved Family Home
- Recently Installed Combination Boiler
- Flexible Accommodation Over 3 Levels
- Enclosed Rear Garden & Outhouse
- Freehold & No Chain
- Council Tax Band D, EPC Rating D

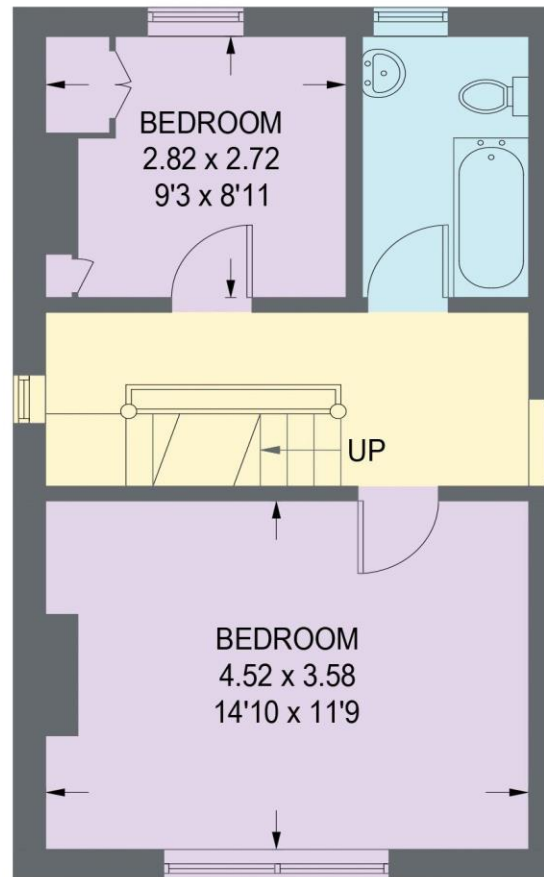


38 FULNEY ROAD

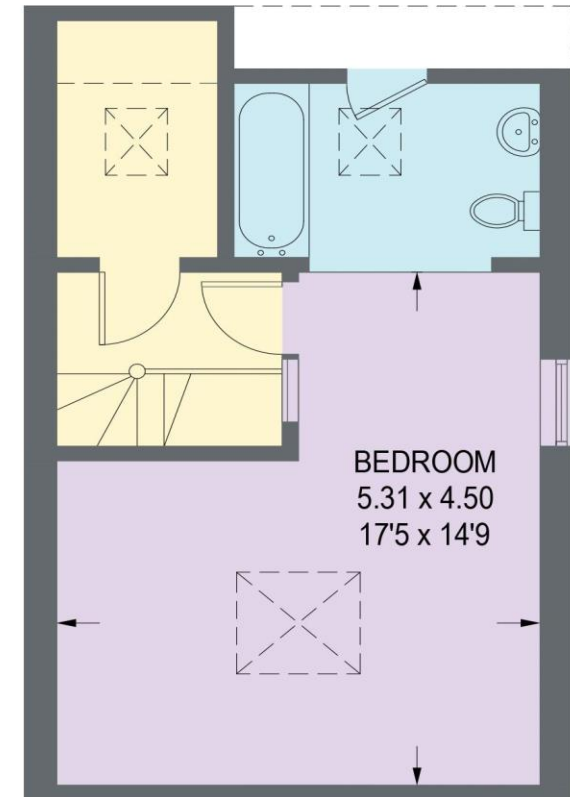
APPROXIMATE GROSS INTERNAL AREA = 111.1 SQ M / 1196 SQ FT



GROUND FLOOR
39.7 SQ M / 427 SQ FT



FIRST FLOOR
37.8 SQ M / 407 SQ FT



SECOND FLOOR
33.6 SQ M / 362 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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