











## 450 Fulwood Road

Fulwood • Sheffield • S10 3GH

Asking Price £435,000

A charming, double fronted, grade 2 listed stone cottage, filled with period charm and original features. This unique property creates great flexibility within a cosy home featuring 2 double bedrooms, 2 bathrooms and 2 reception rooms both complete with gas stoves. Located in a sought-after suburb and benefits from a stunning, well stocked south facing garden. Formerly 2 separate cottages, this property has been knocked through on the ground floor featuring 2 front facing reception rooms, both fitted with gas stoves within an exposed brick chimney breast and bespoke wooden shutters. A hallway between both rooms leads to a utility room and houses the combination boiler. The kitchen is fitted with range of modern shaker style units, providing space for freestanding appliances including a Range Cooker, finished with a tiled floor. A rear stable door offers rear access. Stairs from both sides of the property lead to 2 separate generous double bedrooms, styled with simple, neutral décor and varnished floorboards complemented by a pleasant garden outlook. A modern bathroom and shower room are located to either side of the property. Externally to the front of the property is a stunning well stocked south facing garden, which offers a variety of colour when in full bloom. There are 2 brick-built outhouses offering outdoor storage. The cottage is well-placed for local shops and amenities in Nether Green and Ranmoor, highly regarded local schools, recreational facilities and access to the city centre, hospitals, universities and the Peak District.









- Charming Stone Built Cottage
- 2 Double Bedrooms & 2 Bathrooms
- Sought After Suburb of Fulwood, S10
- Original Features and Charm
- Modern Kitchen & Bathrooms

- Combination Gas Central Heating
- Stunning Well Stocked South Facing Garden
- Excellent Transport Links
- Freehold & No Chain
- Council Tax Band E, EPC TBC



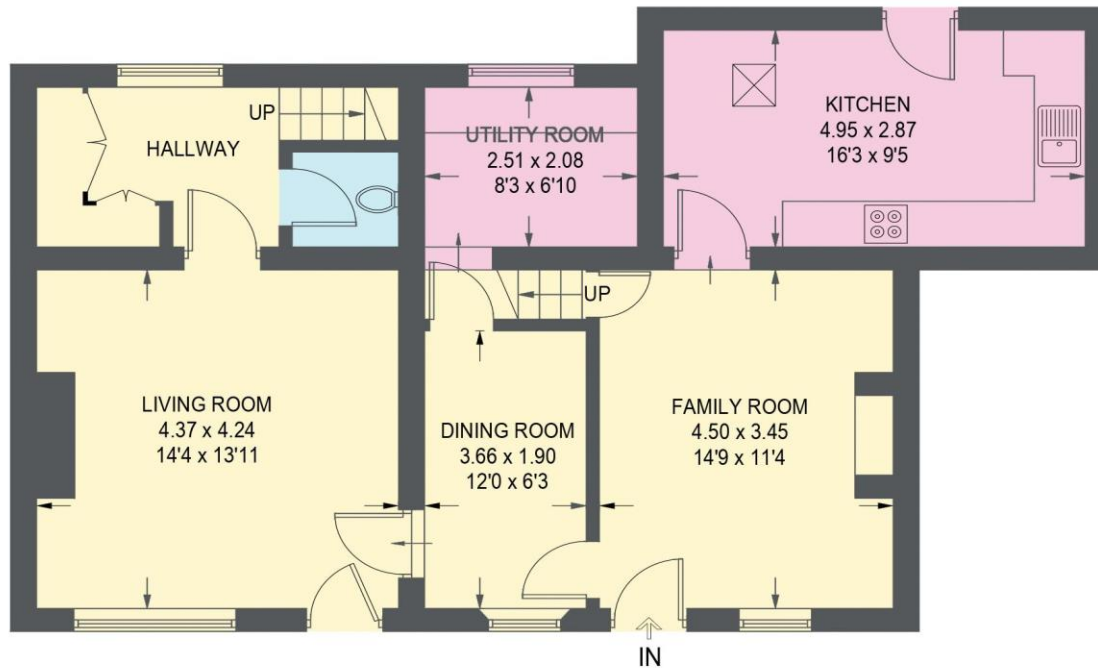




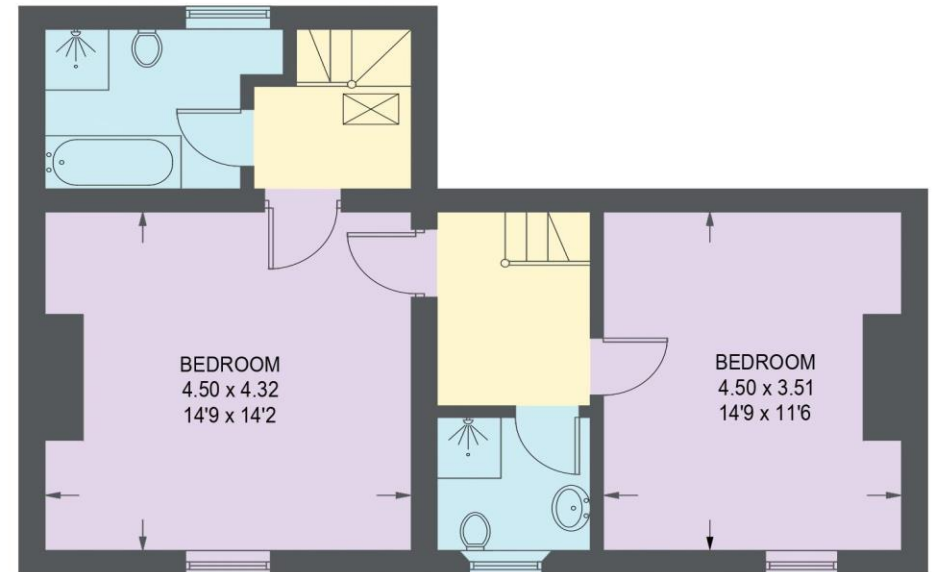


# 450 FULWOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 132.7 SQ M / 1428 SQ FT



**GROUND FLOOR = 77.7 SQ M / 836 SQ FT**



**FIRST FLOOR = 55.0 SQ M / 592 SQ FT**

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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