

28 Storth Park, Fulwood, Sheffield, S10 3QH  
£340,000



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**Council Tax Band: D**

A spacious three bedroom, two bathroom second floor apartment which is situated within this highly sought after development in Fulwood. Perfect for first time buyers or downsizers, the property requires some modernisation yet offers the discerning purchaser the chance to put their own stamp on it! With a larger than average living area, balcony with views over the grounds and the beautiful Whitely Woods, Porter Valley and beyond, communal parking and a garage. The property is also located close to a wealth of shops, cafes and amenities in Fulwood and benefits from regular bus routes giving easy access to the universities, hospitals, city centre and the Peak District. It is also within the catchment area for popular local schools. With double glazing and gas central heating throughout, the property in brief comprises; Secure communal entrance lobby with staircase rising to the upper floors, entrance hallway with two storage cupboards, spacious living room with balcony off, kitchen, master bedroom with en-suite shower room, two further bedrooms, a bathroom and a separate WC. Outside, there are communal grounds surrounding, communal parking bays and an allocated garage. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer! Leasehold tenure, 999 year lease from 1983. Service charges are £156pcm, ground rent is £45pa. Council tax band D.

### **Secure Communal Lobby**

Access to the building is gained through a secure communal entrance door which leads to the communal lobby area. A staircase rises to the second floor accommodation.

### **Entrance Hallway**

An inviting entrance hallway which has a radiator and two storage cupboards. Doors lead to the majority of rooms in the property.

### **Living Room**

A larger than average lounge which enjoys a bright outlook with a rear facing upvc double glazed sliding patio door leading to the balcony. There are two radiators and ample space for seating/dining furniture.

### **Balcony**

Accessed from the living room, the balcony enjoys a stunning outlook over fields and has tiled flooring and a glass balustrade - perfect for outside dining.

### **Kitchen**

Having fitted wall and base units with a laminate worksurface incorporating a stainless steel sink and drainer unit and gas hob with extractor above. There is an integrated electric oven and space for appliances including a washing machine and fridge freezer. With vinyl flooring, a radiator, ample space for a table, a front facing upvc double glazed window and housing for the Worcester Bosch combi boiler.

### **Master Bedroom**

A spacious double sized master bedroom which has a rear facing upvc double glazed window enjoying views over Whitely Woods and the Porter Valley, fitted wardrobes and a radiator. A door leads to the en-suite shower room.

### **En-Suite Shower Room**

Having a suite comprising of a shower enclosure, a pedestal wash basin and a low flush wc. With a rear facing upvc double glazed window, vinyl flooring, a radiator and a fitted storage cupboard.

### **Bedroom Two**

The second bedroom is another double sized room which has a rear facing upvc double glazed window, fitted wardrobes and a radiator.

### **Bedroom Three**

The third bedroom is a larger than average single sized room which is currently used as a study and has a front facing upvc double glazed window and a radiator.

### **Bathroom**

Having a panelled bath and pedestal wash basin. With tiled walls, a radiator and a front facing upvc double glazed window.

### **Separate WC**

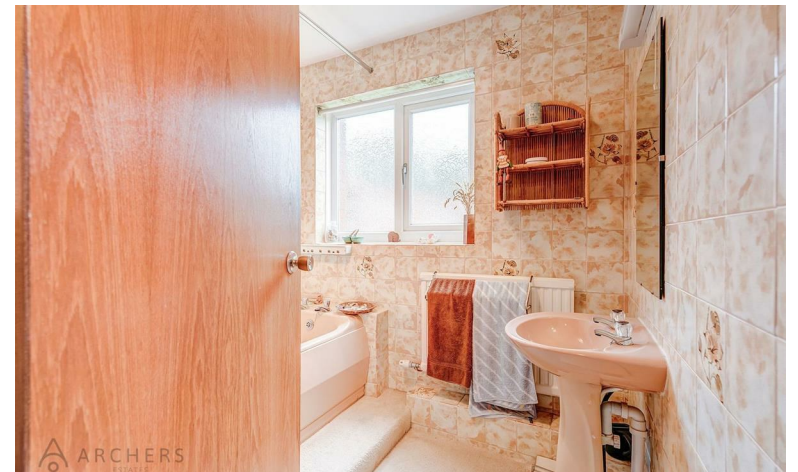
Having a low flush wc, a pedestal wash basin and a front facing upvc double glazed window.

### **Outside**

The development is set within matured and well maintained communal grounds, including lawns, surrounding trees and communal parking bays. There are also garages and the development is accessed via a long driveway off Fulwood Road.

### **Garage**

This apartment benefits from an allocated garage which has an up and over door and offers excellent storage potential.



### Floor Plan

Approx. 92.6 sq. metres (996.5 sq. feet)



### Outbuilding

Approx. 12.0 sq. metres (128.8 sq. feet)



Total area: approx. 104.5 sq. metres (1125.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		78	78
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	