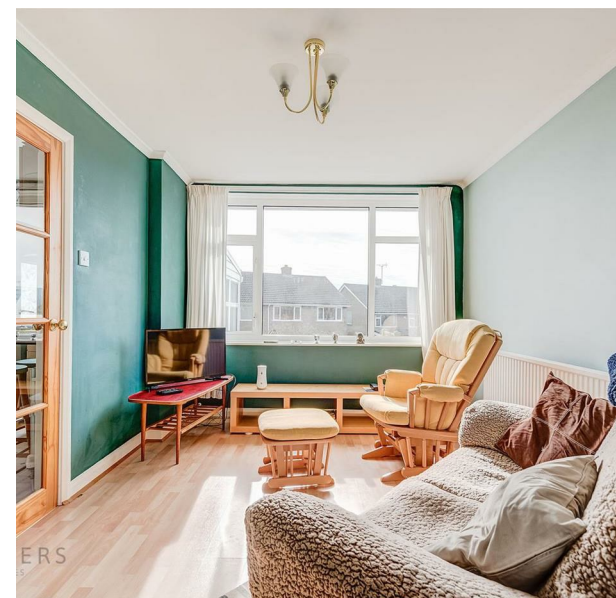
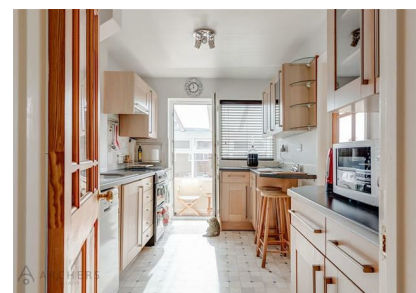


30 Winchester Road, Fulwood, Sheffield, S10 4EE
£359,950

ARCHERS
ESTATES



30 Winchester Road, Fulwood, Sheffield, S10 4EE

£359,950

Council Tax Band: C

A bright, spacious and well presented three bedroom semi-detached home which is located on this popular road in Fulwood, close to open countryside! Perfect for families, the property enjoys modern styled rooms throughout and benefits from a garage and double driveway to the rear. Located close to a wealth of amenities, the property is also well served by regular bus routes giving easy access to the universities and hospitals and is within the catchment area of Hallam and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; Entrance lobby, hallway, lounge, dining room, kitchen and a rear lobby. To the first floor there is a landing area with access to the boarded loft area, three bedrooms (with far reaching views from the rear bedroom) and a bathroom,. Outside, there are gardens to the front and rear with immediate access to the garage/driveway on Winchester Avenue. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended to appreciate the accommodation on offer. Contact Archers Estates to book your visit today. Freehold tenure, council tax band C.

Entrance Lobby

Access to the property is gained through a front facing composite entrance door which leads into the lobby area, which has a side facing upvc double glazed window and velux bringing much light onto the area, vinyl flooring and a radiator. A further door leads to the hallway.

Hallway

A wide and inviting hallway which has a front facing composite door, side facing upvc double glazed window, a radiator and a staircase rising to the first floor with storage underneath. Doors lead to the lounge and kitchen.

Lounge

A spacious room which has a front facing upvc double glazed half bay window, laminate flooring, a radiator and a feature fireplace with gas fire. Sliding doors lead to the dining room.

Dining Room

Having a rear facing upvc double glazed window, laminate flooring and a radiator. A door leads to the kitchen.

Kitchen

Having modern style fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer. There is space for appliances including a cooker, fridge freezer, washing machine and a slimline dishwasher. With a useful breakfast bar area, vinyl flooring, side and rear facing upvc double glazed windows and a rear facing door leading to the rear lobby.

Rear Lobby

A great addition to the property, having upvc double glazed windows with a glazed roof having self cleaning glass - bringing much light into the space. There is a side facing upvc door leading to the outside and laminate flooring.

First Floor Landing Area

A staircase ascends from the hallway and leads to the first floor landing area, which is larger than average and has a side facing upvc double glazed window, a cupboard housing the combi boiler and a loft hatch with drop down ladder to access the loft space, which offers a good amount of storage space and has lighting.

Master Bedroom

A spacious double sized bedroom which has a front facing upvc double glazed half bay window and a radiator.

Bedroom Two

Another double sized bedroom which has a radiator and a rear facing upvc double glazed window enjoying far reaching views towards Mayfield Valley and beyond.

Bedroom Three

A single sized room which could also be used as a study if required, having a front facing upvc double glazed window and a radiator.

Bathroom

Comprising of a modern style suite including a corner bath with shower over, a pedestal wash basin and a low flush wc. There is a chrome towel radiator, vinyl flooring and upvc double glazed windows to the side and rear.

Outside

To the front of the property steps descend to a lawned garden area which has surrounding shrubs. A hardstanding area gives immediate access to the entrance door. A path leads down the side and opens to the rear garden, which has a hardstanding area, a lawned garden with shrubs/hedging surrounding and a gate leads to the communal path onto Winchester Avenue. The garage is located on this road.

Garage

Located in a block of garage on Winchester Avenue, there is off road parking for two cars in front and an up and over door leads to the garage, which has ample storage space and could store a car if required.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG

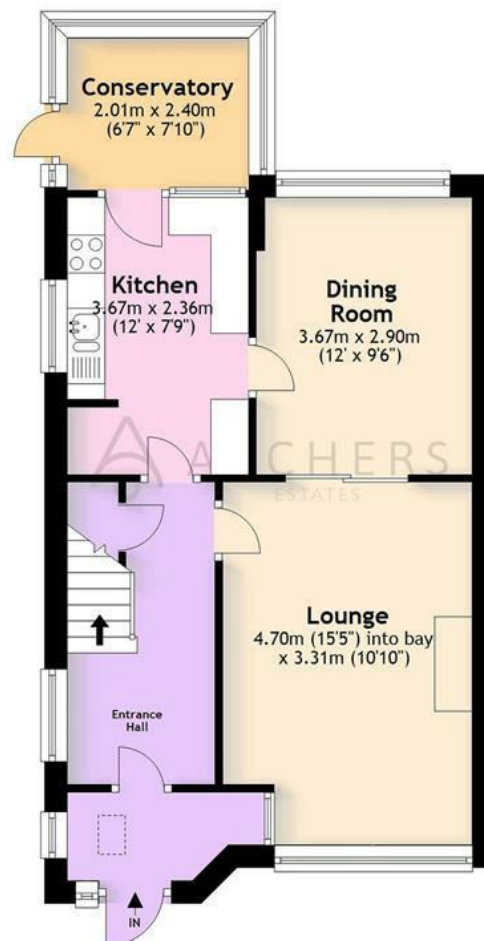
01142 683833

info@archersestates.co.uk

www.archersestates.co.uk

Ground Floor

Approx. 51.6 sq. metres (555.7 sq. feet)



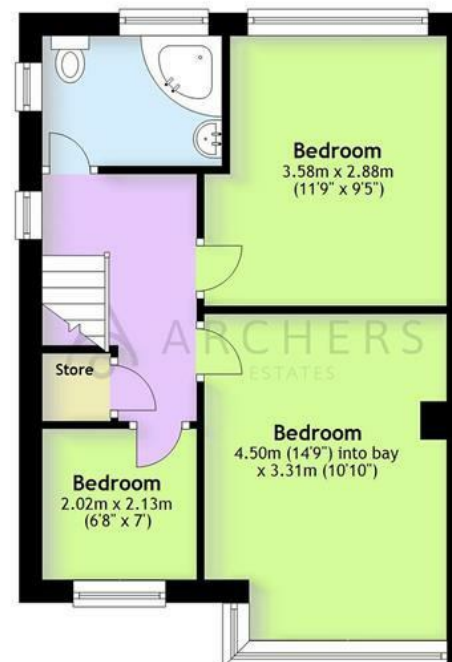
Outbuilding

Approx. 14.1 sq. metres (152.1 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 106.8 sq. metres (1149.1 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

83

70