



104, Tom Lane

Sheffield, S10 3PF

Are you looking for your forever family home in Fulwood? This spacious and well thought out property features four generously sized bedrooms, including a well-appointed en-suite, ensuring ample space for family living. There is ample downstairs space that includes two reception rooms to provide versatile areas for relaxation and entertainment, allowing for both formal gatherings and casual family time. A heated conservatory extends the living space, offering stunning elevated views of the impressive and mature garden, which is not overlooked, providing a private oasis for outdoor enjoyment.

In addition to the spacious interiors, the property includes a separate two-storey garage and workshop/multi-use space, perfect for hobbies or additional storage. The driveway and carport offer convenient parking for up to three



- Spacious four bedroom semi-detached house in Fulwood
- Double storey detached garage and workshop space
- Local transport links as well as excellent local schooling
- Call ELR to book a viewing on 0114 2683388

- En-suite to master bedroom plus heated conservatory
- Off street parking as well as useful carport
- Offered for sale with no onward chain

- Excellent views and privacy afforded by the mature garden
- Quiet and peaceful location on the edge of the Peak District
- Potential for cosmetic updating into a forever family home



vehicles, ensuring that you and your guests will always have a place to park.

The impressive garden is a standout feature, ideal for entertaining friends and family or simply enjoying the peace and quiet of your surroundings. With its blend of space, comfort, and potential, this property is a rare find in a sought-after location. Don't miss the chance to make this wonderful house your new home.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



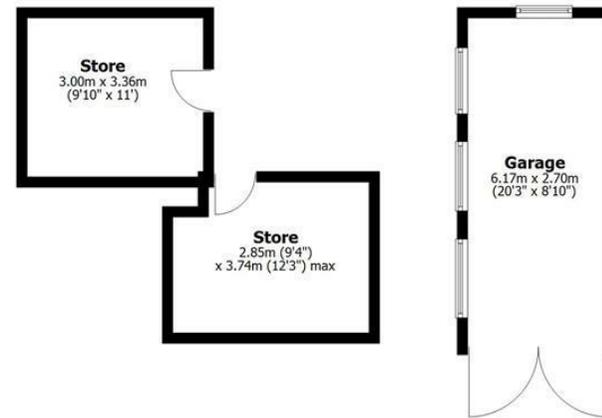




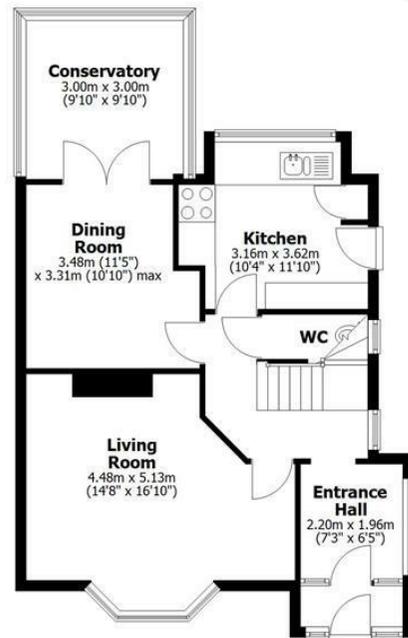
Sub-Garage
Approx. 15.6 sq. metres (167.6 sq. feet)



Basement
Approx. 37.0 sq. metres (397.7 sq. feet)



Ground Floor
Approx. 63.6 sq. metres (684.9 sq. feet)



First Floor
Approx. 62.2 sq. metres (669.7 sq. feet)

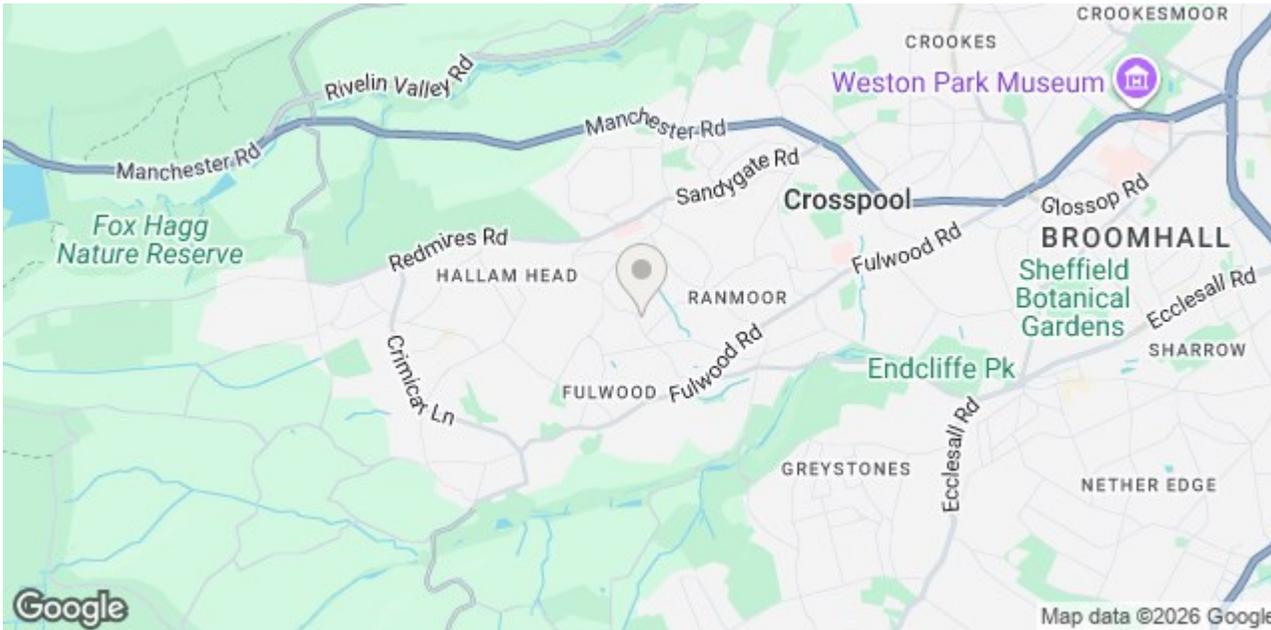
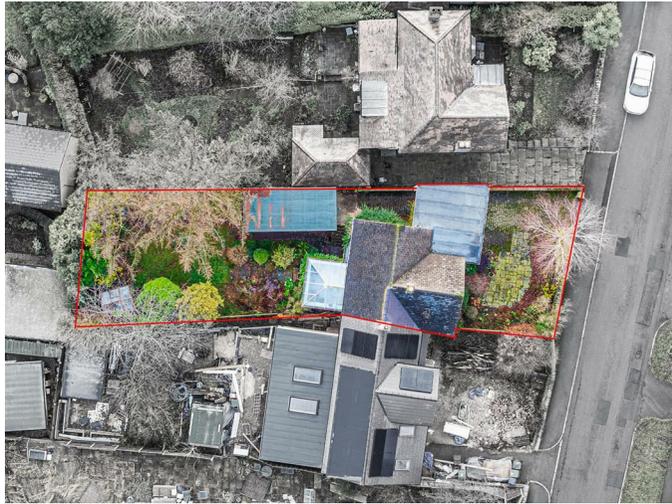


Total area: approx. 178.4 sq. metres (1919.9 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans, Ltd
Plan produced using PlanUp.

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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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