

14 St. Albans Drive, Fulwood, Sheffield, S10 4DL  
£380,000

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**14 St. Albans Drive, Fulwood, Sheffield, S10 4DL**

**£380,000**

**Council Tax Band: C**

A spacious and well presented three bedroom extended semi-detached home which is located on this quiet road in Fulwood. Perfect for families, the property enjoys far reaching views to the rear and offers the purchaser the chance to put their own stamp on it. Situated within close proximity to shops, cafes and amenities including bus routes giving easy access to the universities and hospitals, the property is also within the catchment area of Hallam and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance lobby, a wide and inviting hallway with under stairs storage, lounge, dining room, extended living room and a kitchen. To the first floor there is a landing area, three spacious bedrooms, a modern style shower room and a separate WC. Outside, there is a driveway leading to a carport area and low maintenance gardens to the front and rear, which enjoys a south facing outlook and is made private by fencing surrounding. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended. Leasehold tenure, 735 years remain on the lease, £22pa ground rent. Council tax band C.

### **Entrance Lobby**

Access to the property is gained through a front facing upvc entrance door which leads directly into the lobby. Having tiled flooring and upvc double glazed windows, a further entrance door leads to the hallway.

### **Hallway**

A wide and inviting entrance hallway which has a side facing upvc double glazed window, a radiator, a staircase rising to the first floor accommodation and a useful under stairs storage cupboard. Doors lead to the lounge and kitchen.

### **Lounge**

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

### **Dining Room**

Another spacious reception room which has ample space for a dining table and chairs. With a radiator and serving hatch to the kitchen, the room opens to the extended living area.

### **Extended Living Area**

A superb addition to the property which could be used

for a variety of purposes. Bursting with natural light thanks to a large rear facing upvc double glazed window, there is a radiator and a side facing upvc entrance door leading to the outside. The room opens to the dining room and kitchen.

### **Kitchen**

A spacious, galley style kitchen which has fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and a gas hob with extractor above. Having an integrated electric oven, there is space for a fridge freezer and washing machine also. With a side facing upvc double glazed window, serving hatch to the dining room and vinyl flooring.

### **First Floor Landing Area**

A staircase ascends to the first floor landing area, which has a side facing upvc double glazed window, a wooden bannister rail and a loft hatch. Doors lead to all rooms on this level.

### **Master Bedroom**

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

### **Bedroom Two**

The second bedroom is another good sized room which has a radiator and enjoys far reaching views towards Mayfield Valley from the rear facing upvc double glazed window.

### **Bedroom Three**

A larger than average single sized room which has a front facing upvc double glazed window, a radiator and fitted storage cupboards.

### **Shower Room**

Having a modern suite comprising of a double shower enclosure and a vanity wash basin. With a radiator, vinyl flooring and a rear facing upvc double glazed window.

### **Separate WC**

Having a low flush wc, radiator, vinyl flooring and a side facing upvc double glazed window.

### **Outside**

To the front of the property there is a driveway and a low maintenance pebbled area. The drive continues down the side of the property to a carport area. A secure gate gives access to the rear, which enjoys a private south facing patio garden with two levels, a wooden shed and fencing surrounding.



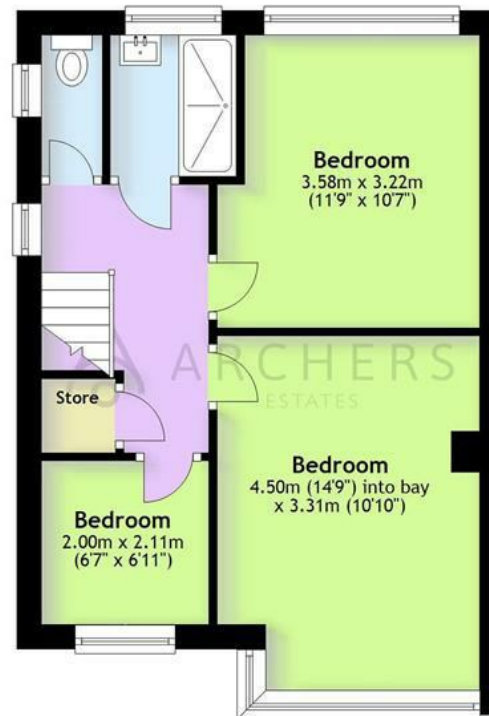
### Ground Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



### First Floor

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



Total area: approx. 104.5 sq. metres (1124.4 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>58</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	