



Fulwood Road Sheffield S10 3BN
Price £170,000

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**** NO ONWARD CHAIN ** SECOND FLOOR APARTMENT ** POPULAR LOCATION **** Offered to the open market with no onward chain is this charming two double bedroom second floor apartment which forms part of this popular development within the sought after area of Broomhill. The property is in need of renovation and ideal for for a buyer looking to upgrade to their own personal taste.

The property benefits from a small private west facing balcony, an allocated parking space, and a dual aspect living room which enjoys lots of natural light.

The accommodation comprises two double bedrooms, a bathroom which has a shower over the bath, a fitted kitchen which has an electric oven and a gas hob, and a dual aspect living room that has laminate flooring.

The location is ideal for easy walking distance of the Royal Hallamshire and Children's Hospital, as well as the various University campuses.

- NO ONWARD CHAIN
- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- IN NEED OF RENOVATION
- SMALL PRIVATE BALCONY
- ALLOCATED PARKING SPACE
- POPULAR LOCATION
- CLOSE TO AMENITIES





OUTSIDE

The property has direct access to a small private balcony, while also benefitting from well maintained communal gardens, an allocated parking space and several visitor bays.

LOCATION

Fairfield Heights is located off Fulwood Road within 0.5 mile of Broomhill and therefore offering easy access to Sheffield city centre, the main hospitals, University, and yet only five minutes drive from open countryside into the nearby Peak District National Park to the south west of the city. Access via Woodvale Road. Broomhill offers many superb restaurants and public houses, particularly Thyme Cafe, as well as boutiques, other cafés and supermarkets within a short walk of this property.

MATERIAL INFORMATION

The property is Leasehold with a term of 125 years running from the 1st January 1997 (95 years remaining).

The property is currently Council Tax Band C.

VALUER

Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Approx. 55.3 sq. metres (595.2 sq. feet)
(excluding Balcony)



Total area: approx. 55.3 sq. metres (595.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	