





348 Fulwood Road

Ranmoor • Sheffield • S10 3GD

£400,000

A superb opportunity to purchase this Freehold, stone built mid terraced property in the heart of Ranmoor. The property is currently divided into 2 separate self contained apartments, and excellent potential is offered to convert it back into a large 4 bedroom, 2 bathroom family house or alternatively keep it as 2 apartments. The property has full UPVC double glazing throughout and both apartments have gas central heating with separate combination boilers in each. Tastefully decorated throughout and retaining some appealing period features, together with a lovely, enclosed courtyard garden to the rear. On the ground floor a front facing external entrance door opens into the reception hallway, there is a lovely reception room (currently a bedroom), with a large window and pine shutters, the dining room also has pine shutters to the window overlooking the garden. The kitchen is well fitted with a range of matching wall and base units, electric oven, hob and space for a fridge and freezer. Wall mounted Worcester boiler. The bathroom has a suite in white comprising bath with shower over, w.c and wash hand basin together with space and plumbing for a washing machine. On the 1st floor is kitchen with modern units and a wall mounted Worcester boiler, integrated appliances include an electric oven and gas hob, space and plumbing for a washing and space for a fridge/freezer. There is a superbly proportioned bedroom at the front (currently a living room) and a further bedroom with lovely feature fireplace. On the 2nd floor is a large bedroom with walk in dormer window revealing lovely open views and a bathroom with a shower cubicle, w.c and was hand basin. Outside to the front is a low maintenance garden, with a lovely, enclosed courtyard garden to the rear. Located in the heart of Ranmoor, with excellent amenities close by including public houses, restaurants, shops and cafes. There are several reputable schools within catchment and many local parks including Endcliffe, Bingham and Forge Dam. Offering excellent transport links to the city centre, hospitals and universities, as well as close proximity to the Peak District.



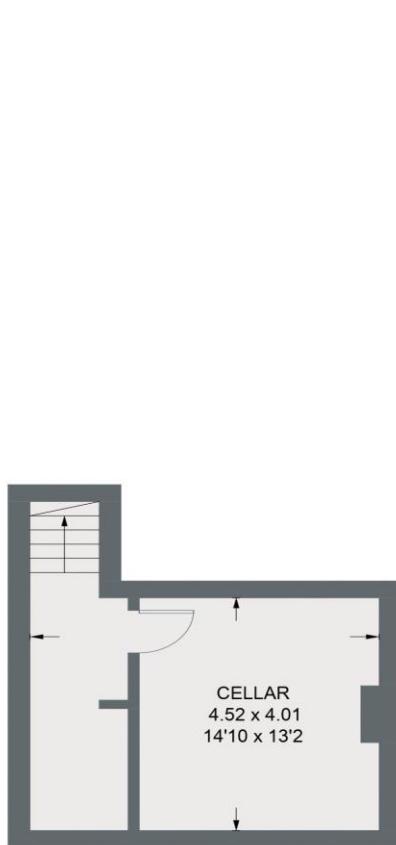
- Stone Built Mid Terraced
- Currently 2 Apartments
- Superb Potential
- Heart Of Ranmoor
- UPVC Double Glazing
- Gas Central Heating
- Courtyard Rear Garden
- Popular Schools
- EPC - D
- Freehold

348 FULWOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 132.6 SQ M / 1427 SQ FT

CELLAR = 21.3 SQ M / 229 SQ FT

TOTAL = 153.9 SQ M / 1656 SQ FT



CELLAR
21.3 SQ M / 229 SQ FT



IN GROUND FLOOR
52.6 SQ M / 566 SQ FT



FIRST FLOOR
47.4 SQ M / 510 SQ FT



SECOND FLOOR
32.6 SQ M / 351 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.