



36 Fielding Road

Hillsborough, Sheffield, S6 1SE

Guide price £175,000



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Nestled on the charming Fielding Road in Sheffield, this delightful mid-terrace house, built in 1903, offers a perfect blend of character and modern living. With a guide price of £175,000 to £185,000, this property presents an excellent opportunity for families and first-time buyers alike.

Regulations, all estate agents are legally required to verify the identity of purchasers before a property transaction can proceed. As part of this process, all purchasers will be required to complete an electronic Identity and Anti-Money Laundering (AML) check. A fee is payable for this service

The home boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The three generously sized bedrooms are ideal for accommodating family members or creating a comfortable home office, while the well-appointed bathroom adds to the convenience of this lovely residence. The property has also recently benefited from a brand new roof, offering buyers added peace of mind and one less major expense to consider.

One of the standout features of this property is its prime location. It is within walking distance of local tram stops, making commuting a breeze, and is also close to a variety of shops, supermarkets and local amenities, ensuring that all your daily needs are easily met.

This house is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. Combining period charm, generous living space, a recently fitted new roof, and an excellent location, this is a fantastic home ready for its next owners. Don't miss the opportunity to make it yours.

****Agents Note****

In accordance with the Money Laundering

Lounge

11'5" x 11'11" (3.47m x 3.63m)

This inviting lounge features a bay window allowing plenty of natural light to fill the space. The deep green accent wall adds a touch of character.

Dining Kitchen

12'7" x 11'6" (3.83m x 3.51m)

The dining kitchen offers a practical and well-lit space with modern wood-style flooring and a range of light wood cabinets. A black tiled splashback contrasts nicely with the neutral walls, and there is room for a dining table and chairs, making it ideal for family meals or entertaining. The kitchen includes essential appliances such as a washing machine and freestanding cooker, with a window and door providing garden access.

Rear Garden

The rear garden presents a charming outdoor space perfect for relaxation or play. It includes a paved patio area for seating and dining, leading to a neat lawn bordered by mature hedging and fencing that ensures privacy. A small gate separates the patio from the lawn, while a garden shed offers storage for tools and equipment.

Bedroom 1

11'9" x 16'2" (3.59m x 4.93m)

Situated on the first floor, this main bedroom is spacious and bright with two windows that fill the room with natural

light. The neutral décor and carpeting create a peaceful atmosphere.

Bedroom 2

9'11" x 10'10" (3.02m x 3.29m)

This bedroom on the first floor is a well-proportioned room with a window overlooking the rear garden. The neutral scheme and carpeted floor provide a calm and restful environment, ideal for a guest room or child's bedroom, with integrated wardrobes adding practical storage.

Bathroom

The bathroom features a classic white suite with a panelled bath, overhead shower, and tiled flooring. Decorative moulding across the walls adds a charming touch, while the window provides natural light and ventilation, creating a fresh and clean space.

Bedroom 3

11'10" x 16'2" (3.60m x 4.93m)

The second-floor bedroom is a stylish and versatile room featuring sloped ceilings and a Velux style window that fills the space with light. A modern black feature wall contrasts with wood panel accents, while the carpeted floor and combination of bedroom furniture and desk area make it ideal for a teenager or home office.



Road Map



Hybrid Map



Terrain Map



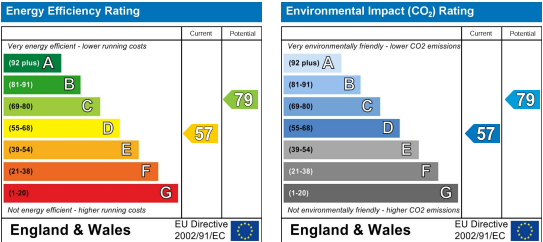
Floor Plan



Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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