

## Marketing Preview



**3 Fairmount Gardens, Sheffield, S12 4JZ**

**£295,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





A fantastic opportunity to purchase this three bedroom detached bungalow which is situated on a cul-de-sac in a quiet location and accessed via a shared, private blocked paved driveway. Being beautifully presented, private and situated in a popular location with excellent amenities in the surrounding area, including Crystal Peaks and Drakehouse retail park. Offering a modern bathroom and modern open plan kitchen/living/dining room. Also having a private and enclosed south facing garden, garage with electric roller door and off road parking for two cars. Well connected to the City Centre via tram and bus links close by as well as great road links to both the City Centre and M1 Motorway.

## SUMMARY

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## HALLWAY

Enter via composite door into the spacious hallway with neutral decor and tiled flooring. Two ceiling lights, radiator and access to the loft. Doors to the three bedrooms, bathroom and open plan lounge/kitchen/dining.

## LOUNGE/DINER/KITCHEN 17'11" x 22'11"

The lounge/diner is a spacious reception room with oak flooring, neutral decor and space for a dining table. Two ceiling lights, two radiators and a large bay window to the front and french doors which lead to the raised composite decking area at the rear.

The kitchen is modern and stylish fitted with ample wall and base units, contrasting oak worktops and tiled splash back. One and a half sink with a drainer. Integrated 3/4 dishwasher, washing machine and fridge/freezer. Oven and electric induction hob. Spot lighting, feature lighting, radiator and tiled flooring.

## BEDROOM ONE 11'9" x 9'8"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

## BEDROOM TWO 10'5" x 9'8"

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

## BEDROOM THREE 7'1" x 7'7"

A single bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window.

## BATHROOM 6'0" x 6'8"

A modern bathroom having a bath with an overhead and handheld shower, close coupled WC and sink. Ceiling light, extractor fan, radiator and obscure glass window. Tiled surround to the bath and tiled flooring.

## OUTSIDE

To the rear of the property is a beautifully presented, enclosed

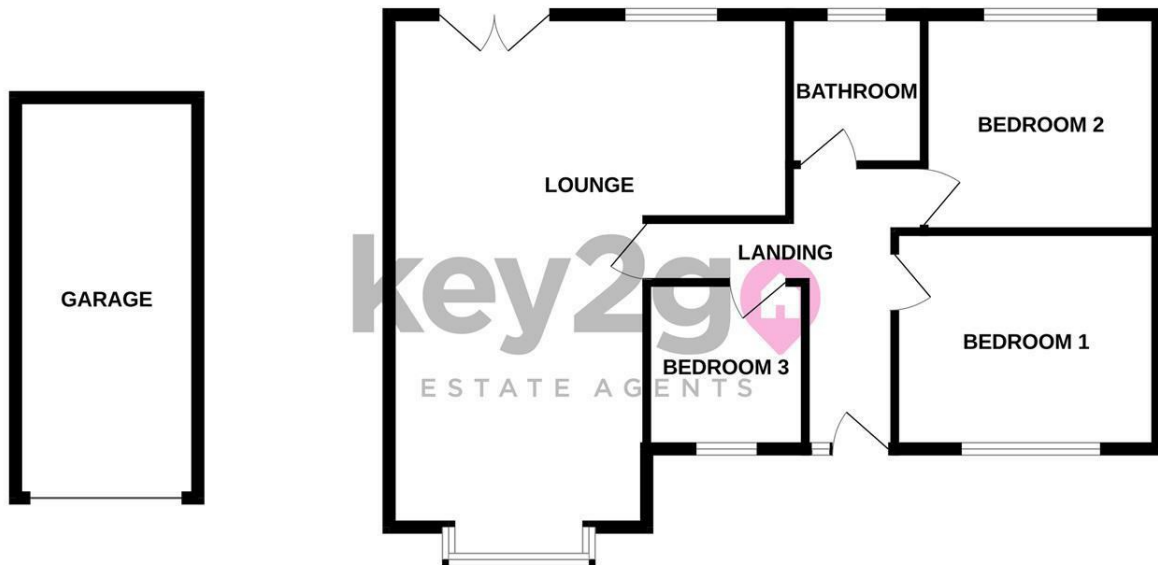
and private garden which is a generous size and tiered on several levels. Having a patio area, lawn area, borders and raised bedding laid mainly with mature shrubs. There is also a raised decking area and additional separate seating area. Access to the garage via a uPVC door.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL



GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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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>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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	



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