







13 Fairbarn Road

Stannington • Sheffield • S6 5PP

Guide Price £250,000 - £265,000

With views over the Rivelin Valley is a 3-bedroom semi-detached house with a lovely garden. Accommodation on two floors with a light and airy feel. Benefits from combination gas central heating and double glazing. Requires some cosmetic work whilst offering potential to extend, subject to consents. No chain. The property enters into a hallway with under stairs storage, a ground floor WC, also housing the combination boiler. The lounge is a bay fronted reception room with engineered oak wooden floor and lots of natural light. Overlooking the rear garden is a second reception room with fitted units and an opening into the kitchen. The kitchen provides wall and base units with integrated microwave and electric hob, offering space and plumbing for a washing machine. All white goods are included within the sale. There is potential to extend at the rear to create a larger, open plan living kitchen with access to the garden, and a utility room. The first floor has two good sized double bedrooms, a smaller third bedroom, ideal for a child or a home office, along with a bathroom. The bathroom has a 3-piece white suite, overhead shower and generous built-in storage. Externally, a driveway alongside a front garden provides gated off-street parking. Located at the rear of the property is a garden designed with a lawn, vegetable patch and greenhouse. Fairbarn Road is an enviable position beside Rivelin Valley, whilst being well-placed for local shops and amenities in Stannington and Hillsborough, local schools, parks and recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District. Please note the photographs were taken in the summer in readiness for marketing.



BOSCH

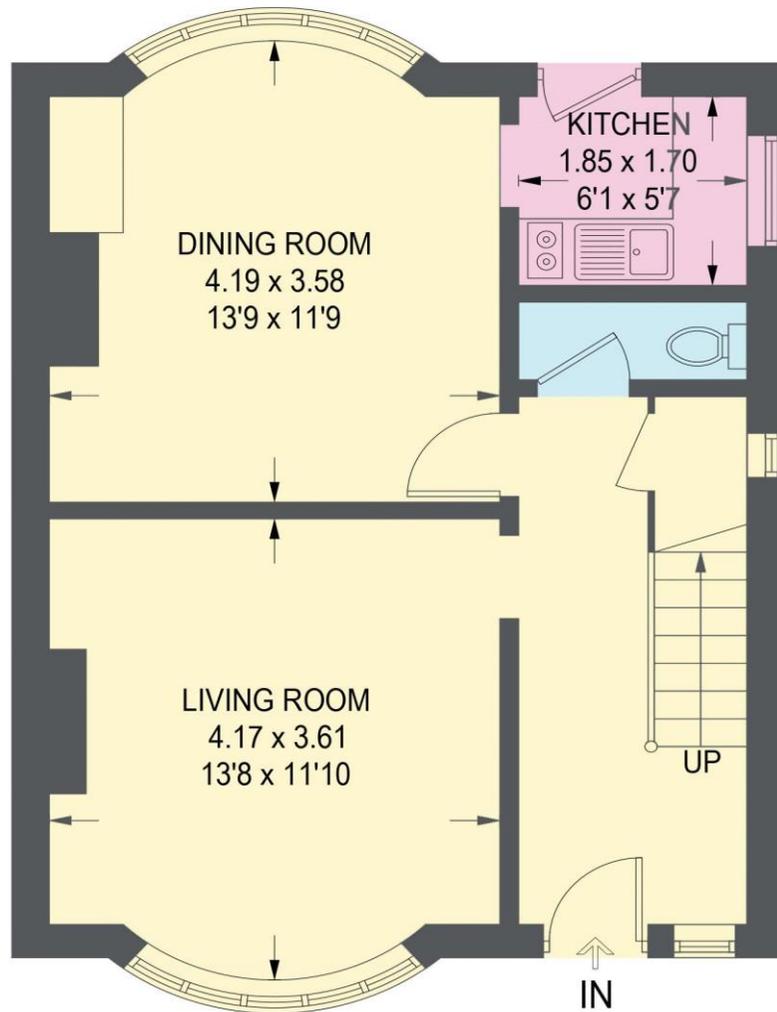


- 3 Bedroom Semi-Detached Property
- Located Beside Rivelin Valley
- Lovely Garden
- Potential to Extend
- Combination Boiler & Double Glazing
- Needs some Updating
- Gated Driveway
- No Onward Chain
- Freehold
- Council Tax Band B & EPC Rating C

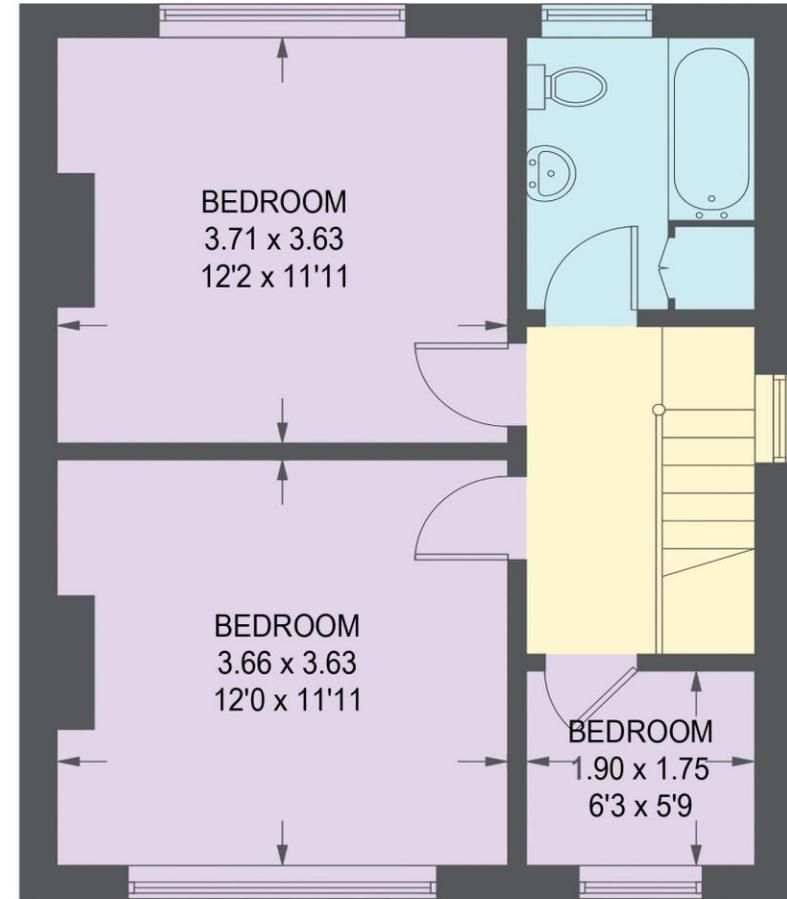


13 FAIRBARN ROAD

APPROXIMATE GROSS INTERNAL AREA = 86.1 SQ M / 927 SQ FT



GROUND FLOOR = 44.0 SQ M / 474 SQ FT



FIRST FLOOR = 42.1 SQ M / 453 SQ FT

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



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