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# 52 Fox Hill Road,

£180,000

2 1 1












A fantastic opportunity to acquire this two bedroom freehold end terrace home, offering accommodation arranged over three floors, an integral garage and a tiered rear garden. With a modern bathroom, a spacious kitchen diner and the added versatility of a separate laundry room, the property is ideally suited to first time buyers, young professionals or those looking for a home with practical living space and excellent potential to personalise.

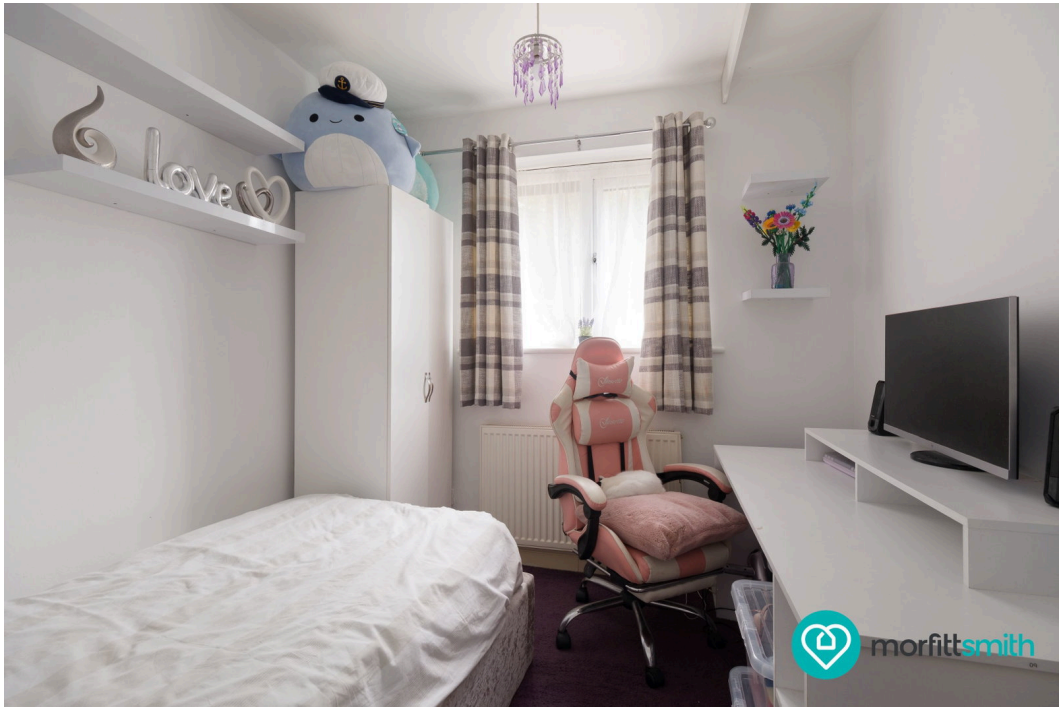
The accommodation begins on the ground floor, where an entrance hallway provides access to the integral garage and a separate laundry room, offering valuable additional space for everyday household needs. Stairs lead to the first floor, where a comfortable living room enjoys plenty of natural light from two front facing windows. To the rear is a spacious kitchen diner, fitted with a range of white wall and base units, contrasting worktops, an integrated oven and gas hob. There is ample room for a dining table, while French doors provide direct access to the rear garden, making this a practical space for both everyday living and entertaining.

The second floor comprises two bedrooms, including a well proportioned main bedroom and a second bedroom which could equally accommodate a home office or dressing room if required. Completing the accommodation is a modern family bathroom, finished with contemporary grey tiling, a bath with overhead shower and glass screen, a wash basin with vanity storage and a WC.

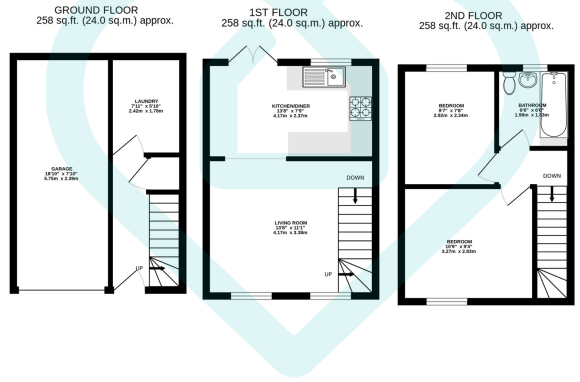
Outside, the property benefits from an interesting tiered rear garden, with a paved patio immediately adjoining the kitchen providing space for outdoor seating. Steps lead to further garden areas with established planting, mature shrubs and a raised section offering scope for landscaping to personal taste. The garden also features a timber children's play structure, while the elevated position provides an attractive leafy backdrop.

To the front, the property benefits from an integral garage, providing useful parking or storage space, with the additional benefit of a separate laundry room on the ground floor.

Offered on a freehold basis, this is a home with plenty to offer, combining a flexible layout across three floors, practical additional





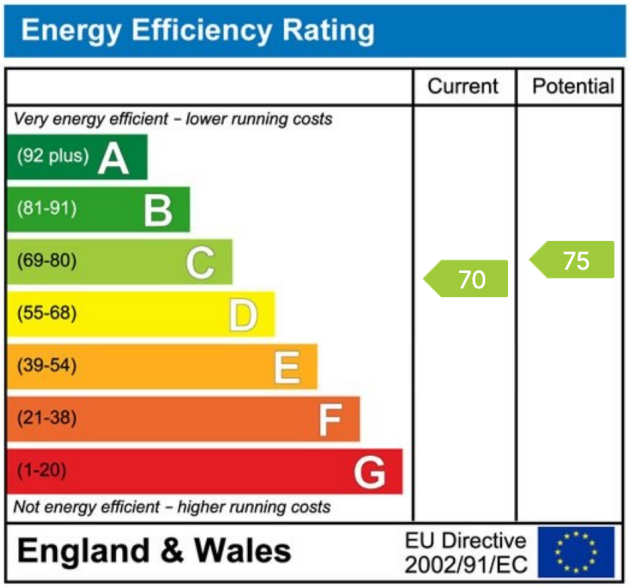

TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.

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- Two bedroom end terrace home
- Freehold
- Accommodation over three floors
- Spacious kitchen diner
- Comfortable first floor living room
- Modern family bathroom
- Integral garage
- Separate ground floor laundry room
- Tiered rear garden with patio
- Excellent first time buyer opportunity




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**VAT Reg Number:** 191 3588 84
**Company Reg Number:** 08610489
**Company Reg Address:** 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building
67 Middlewood Road
Hillsborough
Sheffield
S6 4GX

**Get in touch - arrange an appointment**

0114 232 1764
sales@morfittsmith.co.uk
lettings@morfittsmith.co.uk
newhomes@morfittsmith.co.uk
www.morfittsmith.co.uk

@MorfittSmith
@MorfittSmith
MorfittSmith
Estate & Letting Agent