

Evans Lee & Co Limited

217 Oakbrook Road

Sheffield S11 7EB

T 0114 230 9644

E info@evanslee.co.uk www.evanslee.co.uk



42 Fulmer Road, Sheffield, S11 8UF

Located on this quiet no through road is this three bedroomed bay windowed Victorian mid terrace property which offers stylish accommodation arranged over three floors. No 42 has gas fired combination central heating, UPVC double glazing, useful cellar and self contained rear garden. Within a short walk of both Ecclesall Road and Sharrowvale Road and their wide range of restaurants and bars the accommodation comprises; bay windowed sitting room with contemporary fireplace, inner lobby and breakfast kitchen with a range of integrated appliances. To the first floor landing with glass balustrade, double bedroom one, bedroom two and bathroom with modern suite. to the second floor, superb studio bedroom.

Offers Around £249,950

42 Fulmer Road, Sheffield, S11 8UF

The Accommodation Comprises

UPVC front entrance door with double glazed obscured sections and matching section set over opens through in to the

Bay Windowed Sitting Room

A good sized reception room that has a front facing walk in UPVC double glazed walk in bay window, radiator, coving and contemporary style fireplace set to the chimney breast. Door to the

Inner Lobby

Having staircase with handrail rising to the first floor, tubular radiator, wood flooring and door to the

Breakfast Kitchen

A well fitted breakfast kitchen with a good range of wall and base units, wooden work surfaces, tiled splash backs and inset Belfast sink with swan neck mixer tap set beneath a rear facing UPVC double glazed window. Breakfast bar, wood flooring, tubular radiator and rear UPVC entrance door with obscured top sections and matching section set over. Integrated dishwasher, washing machine, Hoover electric fan assisted oven, five ring stainless steel gas hob, extractor and cupboard housing the wall mounted Ideal gas fired combination central heating boiler.

From the inner lobby staircase with handrail rises to the

First Floor Landing

Having a glass balustrade, staircase to the second floor and doors to all first floor rooms.

Double Bedroom One

A well proportioned and presented double bedroom having a front facing UPVC double glazed window, radiator and recess storage cupboard.

Bedroom Two

A second bedroom which has a rear facing UPVC double glazed window and radiator.

Bathroom

With contemporary suite in white comprising of dual flush WC, wash hand basin in a white gloss vanity unit and bath with glass screen, fixed shower head and additional telescopic attachment. Tiled walls and floor, heated chrome rail, recess lighting, extractor and a rear facing UPVC double glazed obscured window.

From the first floor landing staircase with handrail rises to the

Second Floor

Comprising of

Studio Bedroom

A superb studio double bedroom which has a glass balustrade, Velux windows to front and rear, built in storage and a



Evans Lee & Co Limited

217 Oakbrook Road
Sheffield S11 7EB

T 0114 230 9644

E info@evanslee.co.uk www.evanslee.co.uk

Sales & Lettings



42 Fulmer Road, Sheffield, S11 8UF

tubular radiator.

Outside

To the front forecourt area.

Side passageway to the rear.

The rear garden is self contained with fencing and walling. Paved areas and artificial grass make this an ideal low maintenance garden which is ideal for entertaining.

Brick store and external lighting.

Viewing

Contact Evans Lee on (0114) 230 96 44
or info@evanslee.co.uk



Evans Lee & Co Limited

217 Oakbrook Road

Sheffield S11 7EB

T 0114 230 9644

E info@evanslee.co.uk www.evanslee.co.uk

Sales & Lettings



42 FULMER ROAD

APPROXIMATE GROSS INTERNAL AREA = 97.5 SQ M / 1049 SQ FT

CELLAR = 14.8 SQ M / 159 SQ FT

TOTAL = 112.3 SQ M / 1208 SQ FT

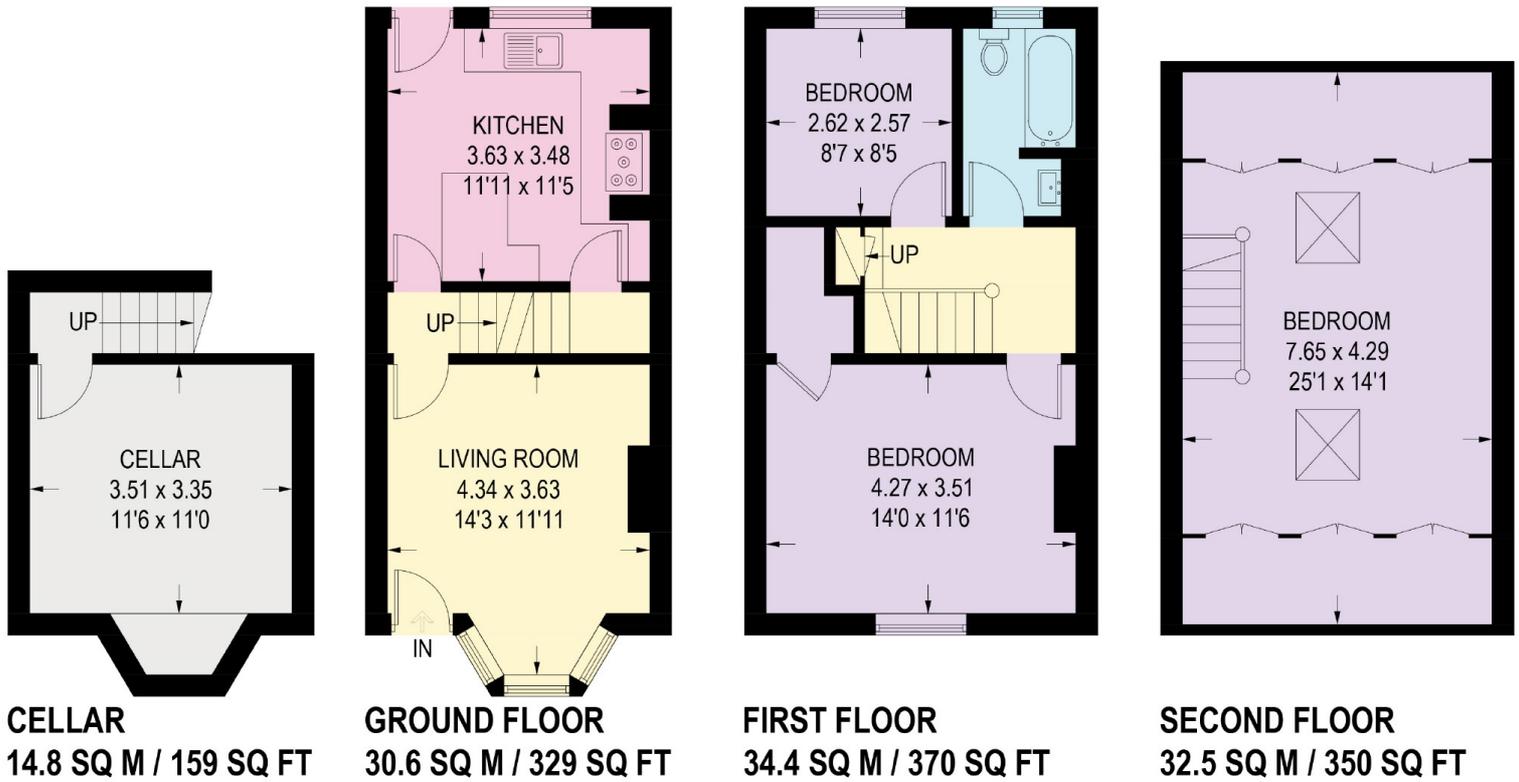


Illustration for identification purposes only, measurements are approximate, not to scale.

Directions

Heading up Pinner Road away from Hunters Bar take the second right hand turn on to Fulmer Road and you will find No 42 on the right hand side.

Property Misdescriptions Act

This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.

Evans Lee & Co Limited

217 Oakbrook Road

Sheffield S11 7EB

T 0114 230 9644

E info@evanslee.co.uk www.evanslee.co.uk

Sales & Lettings

