

# Crucible

Homes



Fairbank Road  
Sheffield, S5 7DA

Guide Price  
£130,000

## Overview

Two Bedrooms

End Terrace

Lounge/Diner

Kitchen/Diner

Two Spacious Bedrooms

Spacious Bathroom



## Description

**SUMMARY** A spacious TWO bedroom End of Terrace property located within good distance to local AMENITIES including Northern General Hospital and local shops.

This property will allow anyone to put their own stamp on each room and really make it a home.

Property is spacious throughout, having a master bedroom's that runs from the front to the back of the house. along with double aspect UPVC windows. The second bedroom is also a double room with built in storage and front facing UPVC window.

Family bathroom is spacious with room that would allow to have a separate shower cubicle. Currently comprising of bath with shower over, wash hand basin, WC and rear facing UPVC window.

Externally there are front and rear gardens, the rear with views looking over the woodlands.

Parking is on street.

### ENTRANCE

LOUNGE/DINER 10' 1" x 17' 7" (3.07m x 5.36m)

KITCHEN/DINER 8' 5" x 17' 7" (2.57m x 5.36m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## FIRST FLOOR

BEDROOM ONE 8' 7" x 17' 3" (2.64m x 5.28m)

BEDROOM TWO 10' 11" x 14' 0" (3.33m x 4.27m)

BATHROOM 7' 10" x 8' 11" (2.41m x 2.72m)

EXTERNAL Rear enclosed mainly laid to lawn garden which overlooks woodlands.

AGENCY NOTE EPC Rating - D

Council Tax Band - A

