



53 St Albans Road, Fulwood, Sheffield, S10 4DN



An excellent three bedroomed three storey semi-detached house. Located in this very popular suburb with sought after schools, easy access to open countryside and a range of amenities available locally. Benefitting from gas central heating, uPVC double glazing and enclosed rear garden enjoying lovely far reaching views over Mayfield Valley and towards Ringinglow from the second floor. Briefly comprising: entrance hallway, with integral access to the garage. First Floor, fitted kitchen, dining room, living room, conservatory. Second floor, double bedroom one, double bedroom two, bedroom three and bathroom. Outside, off-road parking, garage and enclosed rear garden.

Offers around **£280,000**

THE ACCOMMODATION COMPRISES

Front facing uPVC double glazed door, glazed inset and obscure glazed side panel opens into a

Reception Lobby

Inner door with obscure glazed inset and matching full length side panel inset opens into a

Reception Hallway

Which has radiator, side facing obscure uPVC double glazed window and door opening into a useful understairs storage cupboard. Staircase leads to the

First Floor Landing

With folding doors opening to useful storage space.

Kitchen

Attractively appointed with matching wall and base units complemented by roll top work surface with one and a half bowl sink unit set to. Space and point for a range style cooker with extractor hood above, space and plumbing for a washing machine, space and plumbing for a dishwasher. Tiled splashbacks to the walls, tiled floor. Rear facing uPVC double glazed window. Rear facing uPVC double glazed door with obscure glazed inset. Within one of the wall mounted cupboards is the GlowWorm boiler.

Dining Room

Has ample space for a family dining table. Wood effect flooring and double banked gas central heating radiator. Rear facing uPVC double glazed French doors open to the

Conservatory

Which has a continuation of the wood effect flooring. UPVC double glazed windows and rear facing uPVC double glazed French doors giving access to the garden.

Living Room

Well proportioned with a broad front facing uPVC double glazed window enjoying attractive open aspect. Double banked gas central heating radiator and a focal feature of the room is the living flame

coal effect gas fire set to a matching hearth and back with feature wood surround.

Second Floor Landing

From the first floor staircase leads to the second floor landing which has hatch giving access to the loft space and door opens to a fitted storage cupboard with shelving space.

Double Bedroom One

There is a broad front facing uPVC double glazed window with truly superb views over Mayfield Valley towards Ringinglow and beyond. Radiator. Fitted recessed wardrobes.

Double Bedroom Two

Has rear facing uPVC double glazed window and radiator beneath.

Bedroom Three

Has a front facing uPVC double glazed window with radiator beneath.

Bathroom

Attractively appointed with a modern suite in white comprising bath with Mira Sport electric shower over, pedestal wash hand basin, low flush WC. Fully tiled walls, tiled floor, obscure uPVC double glazed window. Towel radiator and separate radiator.

Integral Garage

From the entrance hallway a door opens to the integral garage which has an up and over electrically operated garage door, electric lighting, power points, useful mezzanine storage shelving.

Outside

To the front there is ample off-road parking for three cars. To the rear there is a lovely fully enclosed garden predominantly level and laid to lawn with an attractive range of shrub, plant and tree borders surrounding and natural dry stone wall providing the boundary at the rear.

Valuer

James Bridgland/ae

Viewing

Strictly by appointment through our Banner Cross office



53 ST. ALBANS ROAD

APPROXIMATE GROSS INTERNAL AREA = 108.7 SQ M / 1170 SQ FT

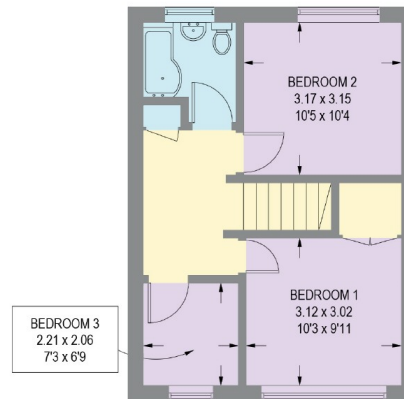
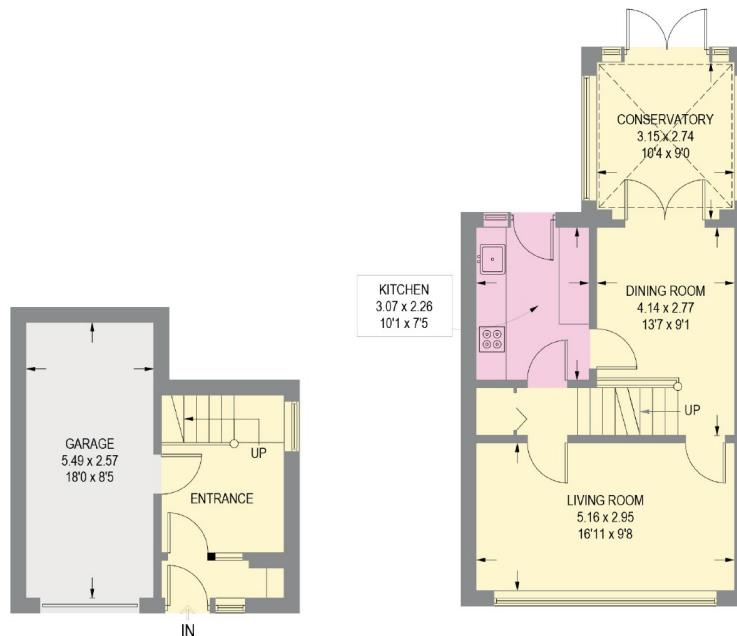
**SECOND FLOOR**
= 37.3 SQ M / 401 SQ FT**GROUND FLOOR**
(INCLUDING GARAGE)
24.6 SQ M / 265 SQ FT**FIRST FLOOR**
= 46.8 SQ M / 504 SQ FT

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

Banner Cross

Dronfield

Hathersage

Bakewell

Matlock

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