



Fitzmaurice Road, Sheffield, S9

CHAIN FREE!! A fantastic opportunity to purchase this three bedroom semi-detached property situated on a quiet cul-de-sac. Having low maintenance rear garden and modern shower room. The property is well positioned for local amenities and road networks to Sheffield Parkway and Sheffield City Centre. Close to main public transport links and a choice of local schools. Ideal for a first time buyer or small families alike!

Asking Price Of £125,000

- CHAIN FREE!
- THREE BEDROOMS
- SEMI-DETACHED
- MODERN SHOWER ROOM
- ENCLOSED REAR GARDEN



Property Description

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HALLWAY

Enter through uPVC door into hallway with neutral decor and carpet flooring. Ceiling light, radiator and stair rise to first floor landing. Door to lounge.

LOUNGE

12' 2" x 14' 10" (3.72m x 4.54m)

A bright and spacious lounge with wallpapered walls and feature fireplace with gas fire. Ceiling light, radiator and window to the front. Door to kitchen/diner.



KITCHEN/DINER

15' 7" x 11' 3" (4.76m x 3.45m)

Fitted with modern base units, contrasting worktops and tiled splash backs. Stainless steel sink with mixer tap and drainer. Oven, hob and extractor fan. Space for full height fridge/freezer, under counter space for washing machine and wall mounted boiler. Two ceiling lights, radiator and window to the rear. Part carpet part vinyl flooring, door to under stairs storage cupboard and uPVC door to outside.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, window and loft access. Doors to three bedrooms, bathroom and two storage cupboards.



BEDROOM 1

14' 6" x 8' 11" (4.44m x 2.74m)

A generous sized double bedroom with wallpapered walls and carpet flooring. Ceiling light, radiator and window to the front.

BEDROOM 2

9' 0" x 11' 5" (2.76m x 3.50m)

A second rear facing double bedroom with wallpapered walls and carpet flooring. Ceiling light, radiator and window.

BEDROOM 3

6' 3" x 6' 6" (1.93m x 1.99m)

A good sized third bedroom with wallpapered walls and carpet flooring. Ceiling light and window to the front.



SHOWER ROOM

6' 2" x 6' 6" (1.89m x 2.00m)

A modern shower room comprising of walk in shower cubicle with plumbed in shower. Vanity unit with wash basin and close coupled WC. Ceiling light, obscure glass window, vinyl flooring and acrylic sheeting to walls.

OUTSIDE

To the front of the property is an enclosed brick paved area with flower bed border which can be converted into driveway and wall to boundary. To the rear of the property is a patio and astroturf area. Flower beds, greenhouse and concrete outhouse.

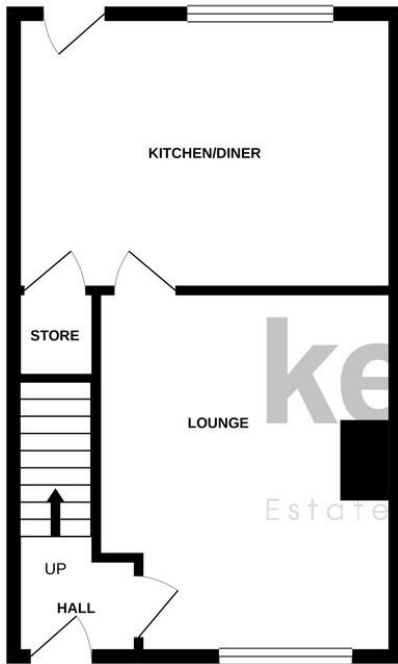
PROPERTY DETAILS

- FREEHOLD
- TRIPLE GLAZING
- CCTV SYSTEM
- ALARM
- SOLOAR PANELS
- GAS CENTRAL HEATING



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GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

38a High Street

Mosborough

Sheffield

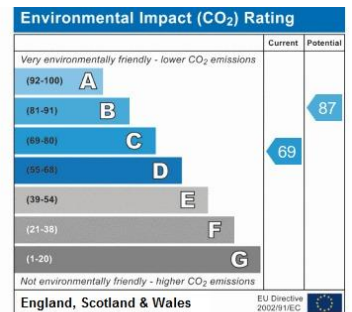
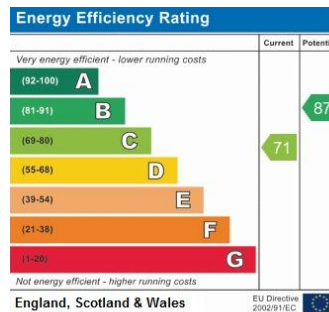
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

