

36 Hallam Grange Road, Fulwood, Sheffield, S10 4BJ
£450,000

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ESTATES



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Council Tax Band: D

A bright and spacious three bedroom semi detached home which is perfect for families and enjoys a larger than average garden to the rear! Located on this incredibly popular road in Fulwood, the property requires modernisation and offers the discerning purchaser the chance to alter to one's own tastes. Situated within the catchment area of Hallam and Tapton schools, there are also regular bus routes nearby giving easy access to the Universities, Hospitals, City Centre and the Peak District. With double glazing and gas central heating throughout, the property in brief comprises; Wide and inviting entrance hallway, bay fronted lounge, dining room, kitchen and a garden room/conservatory with direct access to the garage. To the first floor there is a spacious landing area, three good sized bedrooms, a bathroom and a separate w.c. Outside, there is a garden and driveway to the front whilst to the rear is a large and beautifully landscaped garden with patio, lawns, an array of flowerbeds/borders/shrubs and is surrounded by fencing and trees for added privacy. Available to the market with NO CHAIN INVOLVED - Contact Archers today to book your viewing! Freehold tenure, Council tax band D.

Entrance Vestibule

Access to the property is gained through french doors which lead directly into the vestibule area. A wooden entrance door leads to the hallway.

Entrance Hallway

A wide and inviting entrance hallway which has a staircase rising to the first floor accommodation, a radiator and doors leading to the lounge, dining room and kitchen.

Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window, two radiators and a wall mounted gas fire with tiled hearth.

Dining Room

A good sized dining room which has a large rear facing upvc double glazed window which overlooks the garden, a radiator and a gas fire.

Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit, and space for a cooker. There is a pantry cupboard with shelving, a rear facing upvc double glazed bay window and a side facing door leads to the garden room/conservatory.

Garden Room/Conservatory

A useful addition to the property, this versatile room could be used as a utility area too and is bursting with natural light. Having upvc double glazed windows, a radiator, space and plumbing for a washing machine, tiled flooring and a rear facing door leading to the garden area. A further door leads to the garage.

Garage

Having an up and over door to the front, the garage offers space for car if required and has power and lighting, shelving and a side facing single glazed window.

First Floor Landing

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a side facing upvc double glazed window, wooden bannister rail and doors to all rooms on this level. There is a loft hatch with drop down ladder giving access to the loft space of which the majority is boarded and ideal for storage space.

Master Bedroom

A spacious master bedroom which has a front facing upvc double glazed bay window, fitted wardrobes providing ample storage space and a radiator.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window overlooking the rear garden and a radiator.

Bedroom Three

The third bedroom is a larger than average single sized room which has a front facing upvc double glazed window and a radiator.

Bathroom

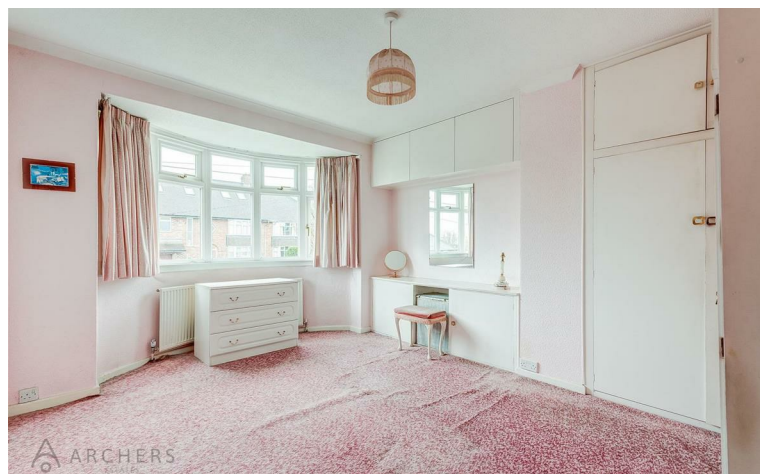
Having an avocado coloured suite comprising of a panelled bath with shower above and a pedestal wash basin. There is a cupboard housing the combi boiler, a rear facing upvc double glazed window and a radiator.

Separate WC

Having an avocado coloured wc and a side facing upvc double glazed window.

Outside

To the front of the property there is a driveway leading to the garage and a lawned garden which is surrounded by flowerbeds and a stone wall to the front. A path leads down the side of the house and gives access to the rear garden, which is a beautifully landscaped space having two lawned areas, a patio, flowerbeds, shrubs, borders and is surrounded by trees and fencing for additional privacy.



Ground Floor

Approx. 75.5 sq. metres (813.1 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



Total area: approx. 125.3 sq. metres (1349.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC