

19 Winchester Road, Fulwood, Sheffield, S10 4EE
£389,950

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Council Tax Band: C

A bright, spacious and modern styled three bedroom semi-detached home which is located on a quiet road in Fulwood! Perfect for families, the property has been well maintained throughout and boasts modern styled kitchen and bathroom fittings, an open plan living area, off road parking for up to three cars and a private garden space to the rear to name a few highlights! Situated within close proximity to a wealth of shops and amenities, the property is also near to parks and open countryside. Enjoying easy access to the universities and hospitals thanks to regular bus routes nearby, the property is also within the catchment area of Hallam and Tupton schools. With double glazing and gas central heating throughout, the property in brief comprises; entrance hallway, lounge, dining room and kitchen. To the first floor there is a landing area, three bedrooms and a bathroom. Outside, there is a garden to the front and a long block paved driveway leads to the rear where there is a detached garage and private garden with lawn and patio. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your viewing today! Freehold tenure, council tax band C. NO CHAIN INVOLVED!

Entrance Hallway

Access to the property is gained through a front facing upvc entrance door which leads into the hallway. Wide and inviting, there is a staircase which rises to the first floor level, tiled flooring, a radiator, a side facing upvc double glazed window and a useful under stairs storage cupboard.

Lounge

A bright and spacious lounge which has a front facing upvc double glazed half bay window and a radiator. The room opens to the dining room.

Dining Room

Another spacious reception room which has a rear facing upvc double glazed window overlooking the garden and a radiator.

Kitchen

Having modern styled fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit and a gas hob with extractor above. There are integrated appliances including an electric oven and fridge freezer, and space for a washing machine. With tiled flooring, a useful pantry cupboard, housing for

the Worcester Bosch boiler, side and rear facing upvc double glazed windows and a rear facing upvc door leads to the garden.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail and side facing upvc double glazed window. A cupboard houses the water cylinder and a loft hatch gives access to the roof space which is boarded for additional storage use.

Master Bedroom

A double sized master bedroom which has a radiator, fitted wardrobes and a front facing upvc double glazed half bay window which enjoys far reaching views towards Mayfield Valley

Bedroom Two

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

Bedroom Three

A single sized bedroom which could also be used as a study if required. Having a front facing upvc double glazed window and a radiator.

Bathroom

Having a modern suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush. With side and rear facing upvc double glazed windows, tiled walls and a chrome towel radiator.

Outside

To the front of the property there is a garden area with a lawn and flowers/shrubs bordering. A path leads to the entrance door and a block paved driveway providing off road parking for up to three cars leads to the rear, where there is a detached garage and garden space with a raised lawn, patio area and has shrubs surrounding creating a private entertaining area.

Detached Garage

A great addition to the home which offers an ample amount of storage, having upvc doors to the front, power, lighting and a water tap.



Ground Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



Outbuilding

Approx. 12.7 sq. metres (136.7 sq. feet)



Total area: approx. 98.9 sq. metres (1065.0 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC