



### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

### Vendors Comments

Add text here

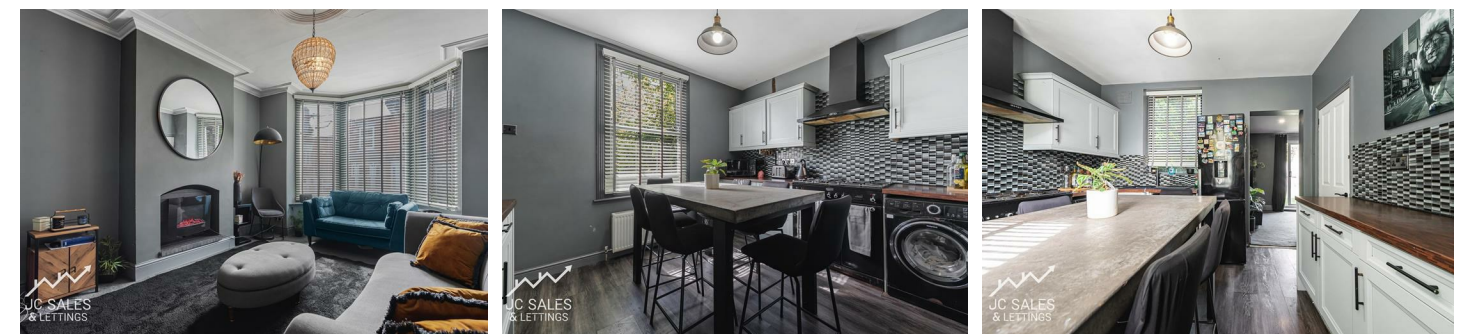
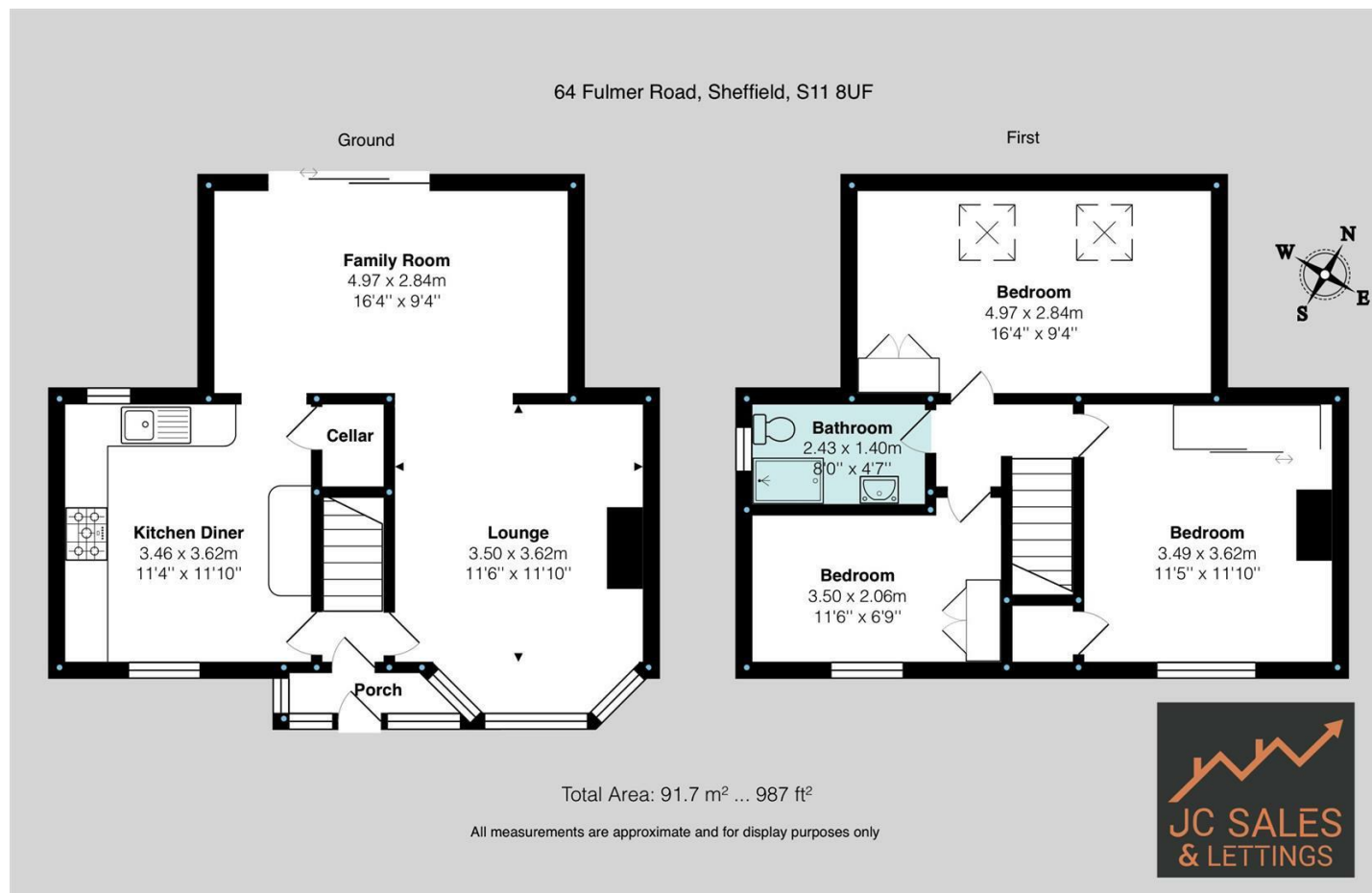
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

**JC SALES & LETTINGS**

Tel: 0114 483 0038

E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



### 64 Fulmer Road, Sheffield, S11 8UF

Guide price £375,000

- Guide price £375,000 - £400,000
- Head of a quiet cul-de-sac
- Off road parking for one vehicle
- Lounge and family room to the ground floor
- Early viewing highly recommended to avoid disappointment
- Extremely highly sought after S11 location
- Rear extension creating extra living space
- Well presented three bedroom end terrace
- Attractive enclosed rear garden
- No vendor chain

# 64 Fulmer Road, Sheffield S11 8UF

\*\*\* GUIDE PRICE £375,000 - £400,000 \*\*\*

\*\*\* OFF ROAD PARKING AND EXTENDED TO THE REAR \*\*\*

An excellent opportunity to acquire this well presented three bedroom end terrace property, occupying an enviable position at the head of a cul-de-sac within this extremely highly sought after S11 location. Benefiting from one off-road parking space, an extension to the rear creating superb ground floor living space and an attractive enclosed rear garden.

This property is likely to be of particular interest to a first time buyer, couple or family alike.

The property offers spacious and well proportioned accommodation throughout and truly needs to be viewed internally to be fully appreciated. A particular feature of the property is the extension to the rear, which has created excellent additional living space ideally suited to modern family life, entertaining and day to day living.

Situated within this highly desirable area, the property is conveniently located for an abundance of local amenities, well regarded schools, public transport links and access to Sheffield City Centre, making it a fantastic choice for a wide range of purchasers.

In brief, the accommodation comprises of a porch, entrance hall, lounge, family room to the rear and a dining kitchen to the ground floor. To the first floor there are three bedrooms and a shower room/W.C.

Externally, the property benefits from an attractive enclosed rear garden together with one off-road car parking space.

An early viewing is highly recommended to avoid disappointment.



Council Tax Band: B

