



35 Little Fell Road
, Sheffield, S5 9BG

Guide price £170,000



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GUIDE PRICE £170,000-£180,000
STUNNING GARDEN! IMMACULATE
THROUGHOUT!

This two bedroom semi detached house is perfect for someone starting out on the ladder. Including, lounge, dining kitchen, WC, bathroom, two bedrooms, garage and recently landscaped garden.

Situated on the popular residential estate Parson Green you are a stones throw away from supermarkets, local schools and amenities such as doctors, dentists, car garages, salons and shops. The transport links are great for bus users with a stop within walking distance along with the motorway being a short drive providing access to the M1.

COUNCIL TAX BAND B

FREE HOLD

Entrance Hallway

Front external door into the hallway. Stairs to the first floor landing and door into the lounge.

Lounge

Front facing window. Door leading into the kitchen.

Dining Kitchen

Modern wall and base units with space for washing machine, oven, hob with extractor fan, fridge freezer and sink with drainer. Rear facing window and patio doors leading to the garden. Space for a table and chairs. Door into the WC.

WC

WC and space saving sink.

Bedroom One

Front facing window. Space for a double bed and built in storage wardrobe.

Bedroom Two

Rear facing window. Space for a bed and wardrobes. Currently set up as an office.

Bathroom

Modern suite including, WC, pedestal sink with shelf and bath with shower over. Rear facing window.

Garage

Up and over door to provide car access. To the rear of the garage there is a door onto the garden.

Exterior

To the front of the property there is a lawn area with path leading to the front door. To the rear of the property is a recently landscaped garden which comprises of a patio leading to the lawn and a further decked area surrounded by raised flower beds and shrubbery.



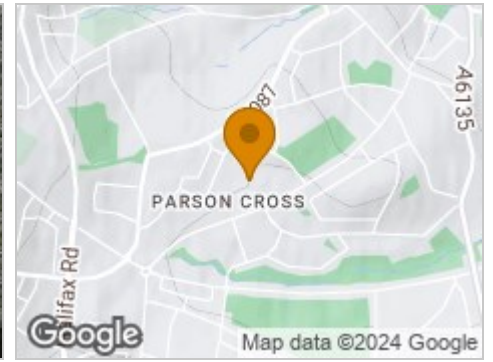
Road Map



Hybrid Map



Terrain Map



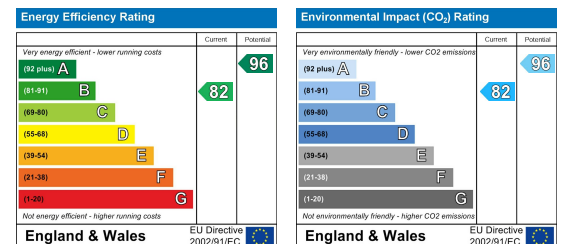
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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