



## 28 Fishponds Road, Sheffield, S13 8FW

Asking Price £110,000

- NO CHAIN
- ON ROAD PARKING
- FREEHOLD
- WORK REQUIRED
- FRONT AND REAR GARDENS
- COUNCIL TAX BAND A £1,369.21 PA
- THREE DOUBLE BEDROOMS
- CLOSE TO LOCAL TRANSPORT LINKS

# 28 Fishponds Road, Sheffield S13 8FW

**\*\*NO CHAIN\*\*** This three bedroom semi-detached house, is located in the popular residential area of Woodthorpe.

Benefiting from easy access to a range of amenities including primary and secondary schools, shops and transport links. Residing on a substantial corner plot is this three bedroom semi-detached property briefly comprises of; Entrance hallway; Lounge; Kitchen/ Dinner; Downstairs wc; Three good size double bedrooms; Family bathroom; Enclosed front, rear and side gardens;



Council Tax Band: A



## **FULL DESCRIPTION**

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### **ENTRANCE HALL**

Accessed via a part obscure glazed uPVC door into the entrance hallway, having; Wood effect flooring; Ceiling light point; Central heating radiator; Stairs to the first floor; Solid door to the lounge;

### **LOUNGE**

13'7" x 12'6"

Having; uPVC double glazed windows to the side elevation; Wood effect flooring; Ceiling light point; Central heating radiator; Solid door to the kitchen;

### **KITCHEN**

9'1" x 9'0"

With; White wall, base and draw units with roll top work surfaces; Single sink and drainer with mixer tap; uPVC double glazed window to the rear elevation; Space and plumbing for oven and hob, washing machine and fridge/ freezer; Wood effect flooring; Ceiling light point; Central heating radiator; Open doorway to inner lobby;

### **INNER LOBBY**

Comprising of; Wood effect flooring; Solid doors to the under stair storage, downstairs wc and the rear garden;

### **DOWNSTAIRS WC**

Having; WC; Wash basin; uPVC obscure double glazed window to the side elevation; part tiled walls; Wood effect flooring; Ceiling light point;

## **STAIRS TO THE FIRST FLOOR**

### **BEDROOM ONE**

13'7" x 9'11"

This spacious bedroom one has; uPVC double glazed window to the front elevation; Built in storage; Wood effect flooring; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

9'11" x 8'11"

Having; uPVC double glazed window to the rear; Wood effect flooring; Ceiling light point; Central heating radiator;

### **BEDROOM THREE**

10'2" x 6'0"

Comprising of; uPVC double glazed window to the rear; Wood effect flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

With; WC; Wash basin; Corner shower cubicle with electric wall mounted shower; uPVC obscure double glazed window to the rear; Wall mounted storage; Part tiled walls; Extractor fan; Ceiling light point; Central heating radiator;

### **LANDING AND STAIRS**

Having; uPVC double glazed window to the side elevation; Built in storage; Loft hatch access; Carpet flooring; Ceiling light point; Solid doors to the three bedrooms and the family bathroom;

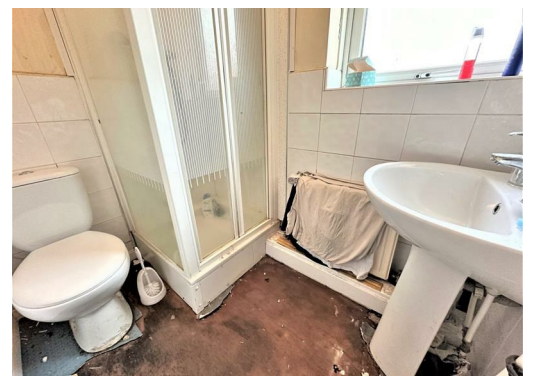
### **OUTSIDE**

This corner plot has enclosed front, rear and side gardens all of which are laid to lawn;

## **ADDITIONAL INFORMATION**

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.





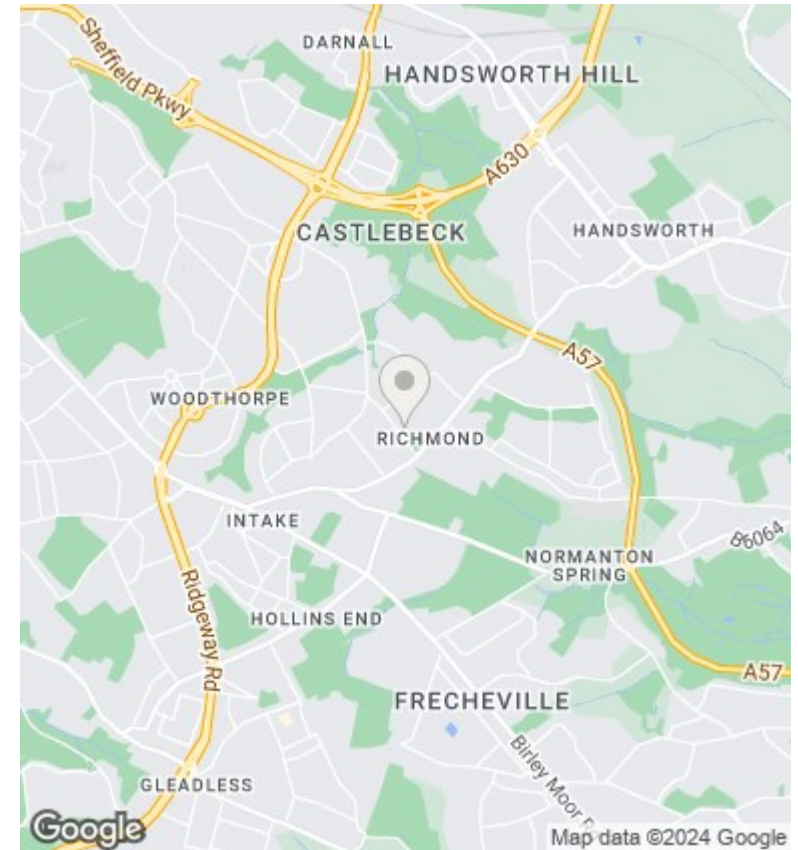
## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | <b>84</b> |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  | <b>66</b>               |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |