





57 Fort Hill Road

Sheffield • South Yorkshire • S9 1BA

Guide Price £170,000 to £175,000

A beautiful presented, effectively extended 3 bedroom semi detached house in Wincobank. The property boasts uPVC double glazing, gas central heating, conservatory, and newly landscaped gardens. In brief the accommodation comprises; uPVC composite front entrance door to a hall with laminate flooring. Lounge with laminate flooring and a feature wall mounted remote controlled gas fire. Kitchen fitted with a range of high gloss cream wall and base units, wood effect work tops, integrated 4 ring gas hob, oven and extractor fan, space and plumbing for a washing machine, tumble dryer and fridge/freezer. Laminate flooring, downlighters to the ceiling and an understairs store cupboard. Upvc conservatory with rear facing uPVC patio door to the rear garden, laminate flooring, fitted blinds and radiator. Upstairs the Master bedroom has a generous range of fitted wardrobes, and feature panelling to one wall. Bedroom 2, a double bedroom offers fantastic views. Bedroom 3 overlooking the front garden. Family bathroom with a white suite, full tiling, and tiled flooring. Outside to the front is a hard landscaped garden, a side gate provides access to the rear garden which has recently been re landscaped and has a raised deck area, the rest of the garden is fully enclosed and is laid predominantly to lawn with decked area, There is storage beneath the conservatory and decking and a further timber shed which is to be included in the sale. Fort Hill Road is ideally positioned for local shops & amenities, nearby schools, and access to the M1 motorway, Meadowhall and Sheffield City Centre.



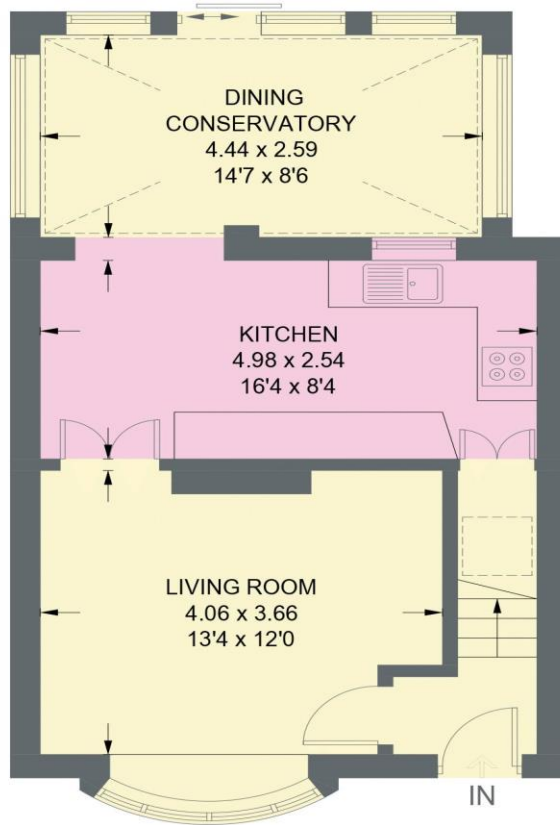
- Semi Detached House
- 3 Bedrooms
- Conservatory
- Modern Fitted Kitchen
- Upvc Double Glazing

- Gas Central Heating
- Stylish Modern Decor
- White Fitted Bathroom
- Landscaped Rear Garden
- Council Tax Band A



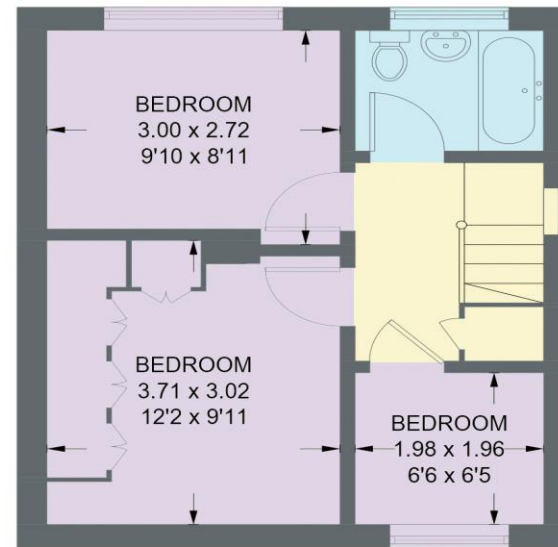
57 FORT HILL ROAD

APPROXIMATE GROSS INTERNAL AREA = 76.6 SQ M / 824 SQ FT



GROUND FLOOR
483 SQ M / 44.9 SQ FT

 = REDUCED HEADROOM BELOW 1.5M / 5'0"



FIRST FLOOR
341 SQ M / 31.7 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.