







## 32 Slayleigh Avenue

Fulwood • Sheffield • S10 3RB

Guide Price £650,000 - £675,000

An attractive and extended 5 bedroom and 2 bathroom detached family home on a sought-after road in Fulwood, S10. Generously proportioned, light and airy accommodation presented with a neutral palette. Benefits from an attractive front and rear garden, driveway, garage. Benefits from combination gas central heating and double glazing. Offers scope to update in parts and the potential to extend further, subject to any necessary consents. Freehold. No chain. On the ground floor there is a front porch and inner hallway incorporating under-stairs storage and a WC. Double glazed doors open through into a spacious, elegant dining room complemented by decorative coving. Overlooking the rear garden providing access through French doors is a spacious lounge filled with natural light and focal log burning stove. The kitchen is fitted with wooden shaker style units, wood effect worktops and offering a pleasant garden outlook. Integrated appliances include a Zanussi oven, gas hob, and Carron ceramic sink. Adjoining is a useful utility/laundry room providing additional storage and side door access. The first floor comprises of five good sized bedrooms, three which are rear facing, offering a pleasant garden outlook, and two generously proportioned double bedrooms which are front facing, The master is complemented by generous fitted wardrobes and modern en-suite bathroom with separate shower enclosure. The family bathroom features a traditional suite with WC located separately. Externally is a driveway, garage and lawn bordered by established hedging and path leading to the property. At the rear is an enclosed landscaped lawn, including stone patio and mature planting. Slayleigh Avenue is a very popular road, well-placed for local shops and amenities in Fulwood, highly regarded local schools, recreational facilities, public transport, and access to the city centre, hospitals, universities, train stations and the Peak District.





- Extended Detached House in Fulwood
- 5 Bedrooms & 2 Bathrooms
- Light & Airy Accommodation
- Requires some Updating in Parts
- Potential to Extend at the Rear
- Gas Central Heating & Double Glazing
- Freehold & No Chain
- Attractive Enclosed Rear Garden
- Driveway & Garage
- Council Tax Band F, EPC Rating D

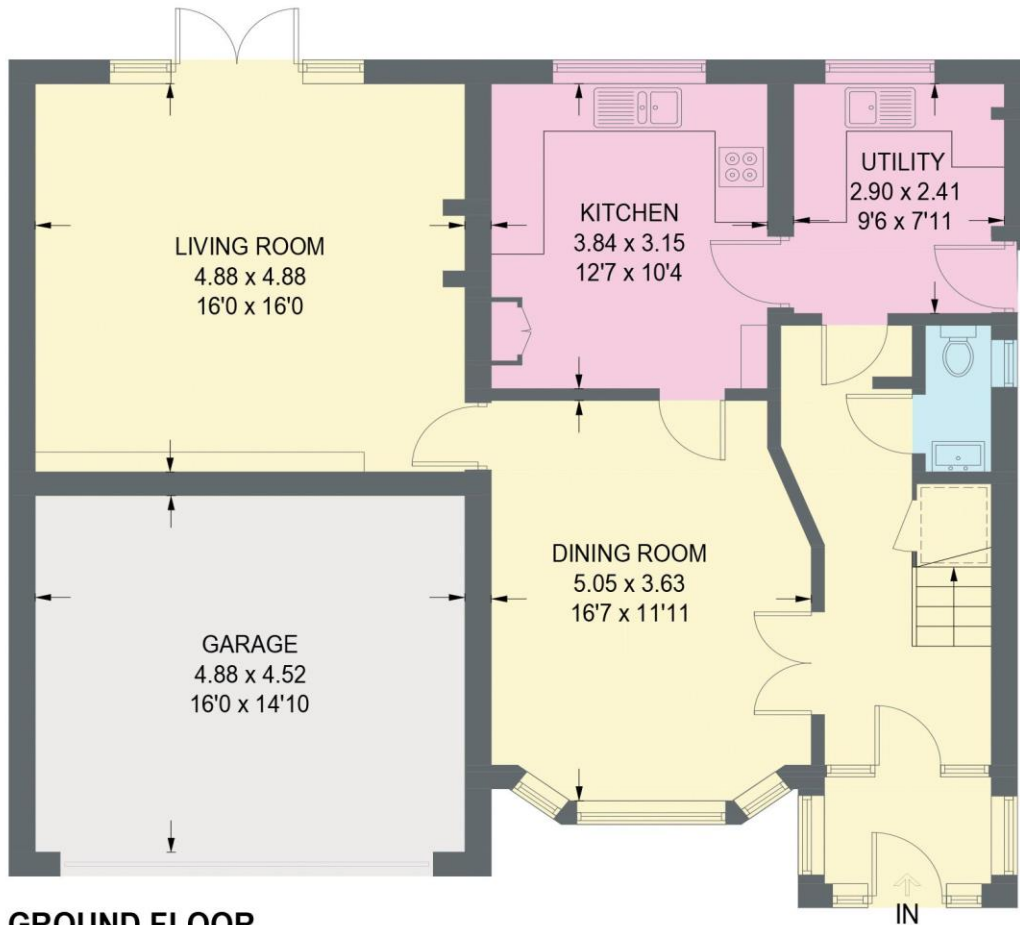


# 32 SLAYLEIGH AVENUE

APPROXIMATE GROSS INTERNAL AREA = 166.5 SQ M / 1792 SQ FT

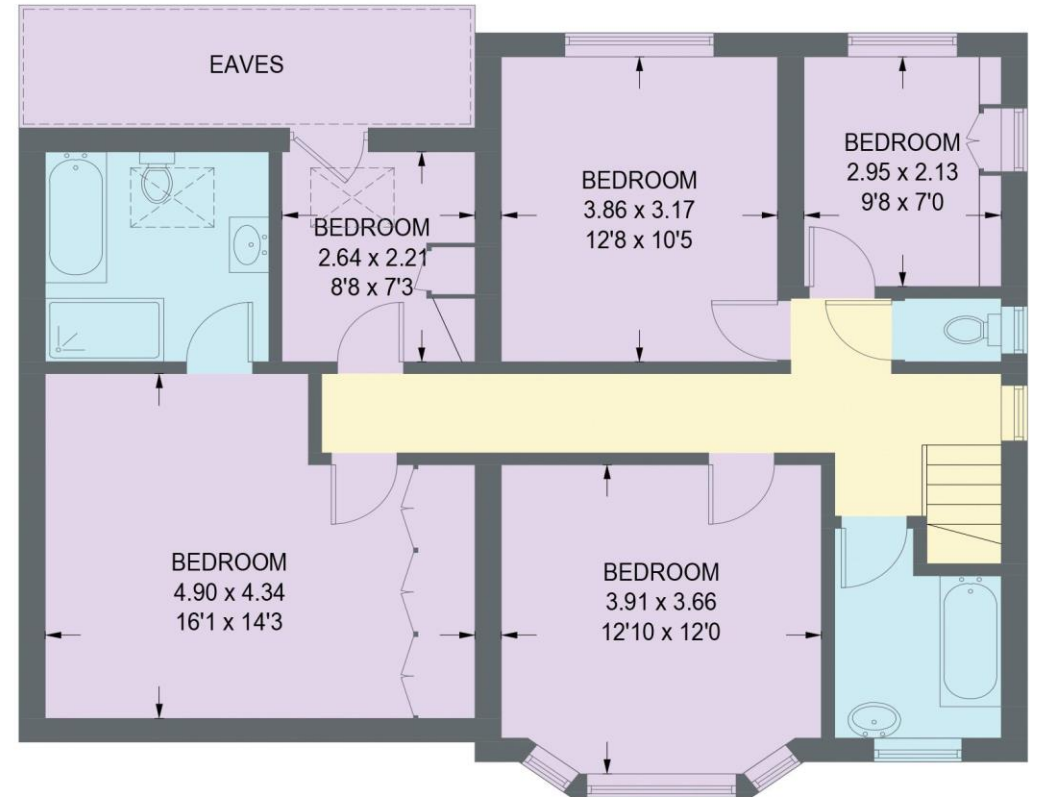
GARAGE = 22.0 SQ M / 237 SQ FT

TOTAL = 188.5 SQ M / 2029 SQ FT



**GROUND FLOOR**  
79.1 SQ M / 851 SQ FT

 = REDUCED HEADROOM  
BELOW 1.5m / 5'0



**FIRST FLOOR**  
87.4 SQ M / 941 SQ FT

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



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