







22 Brooklands Avenue

Fulwood • Sheffield • S10 4GD

Guide Price £425,000 - £450,000

Located in the heart of Fulwood Village within walking distance of Forge Dam Park is a generously proportioned 3-bedroom semi-detached family home. Offering fabulous potential to extend or develop subject to necessary building consents. Benefits from a stunning established rear garden, creating a secluded outdoor space. Requires modernisation. Majority double glazed with gas central heating. The ground floor presented in period features, including wood panelling and original doors comprises of 2 flexible, spacious reception rooms, with sliding patio doors to the rear creating direct access to the patio and garden. The kitchen requires modernising, a great space offering huge potential with a pleasant garden aspect and side door. The stairs rise to a first-floor landing complemented by stained glass window. There are 3 good sized bedrooms with an attractive outlook, shower room and separate WC. Externally a hardstanding driveway provides off street parking for multiple vehicles and potential for extending subject to necessary consents. At the rear a superb mature garden filled with established planting, fruit trees and secluded secret garden creates complete privacy. Brooklands Avenue is a highly sought-after road in Fulwood, well-served by local shops and amenities, highly regarded local schools, recreational facilities, with Forge Dam being nearby, public transport, and access links to the city centre, hospitals, universities, and the Peak District. Freehold & No Onward Chain





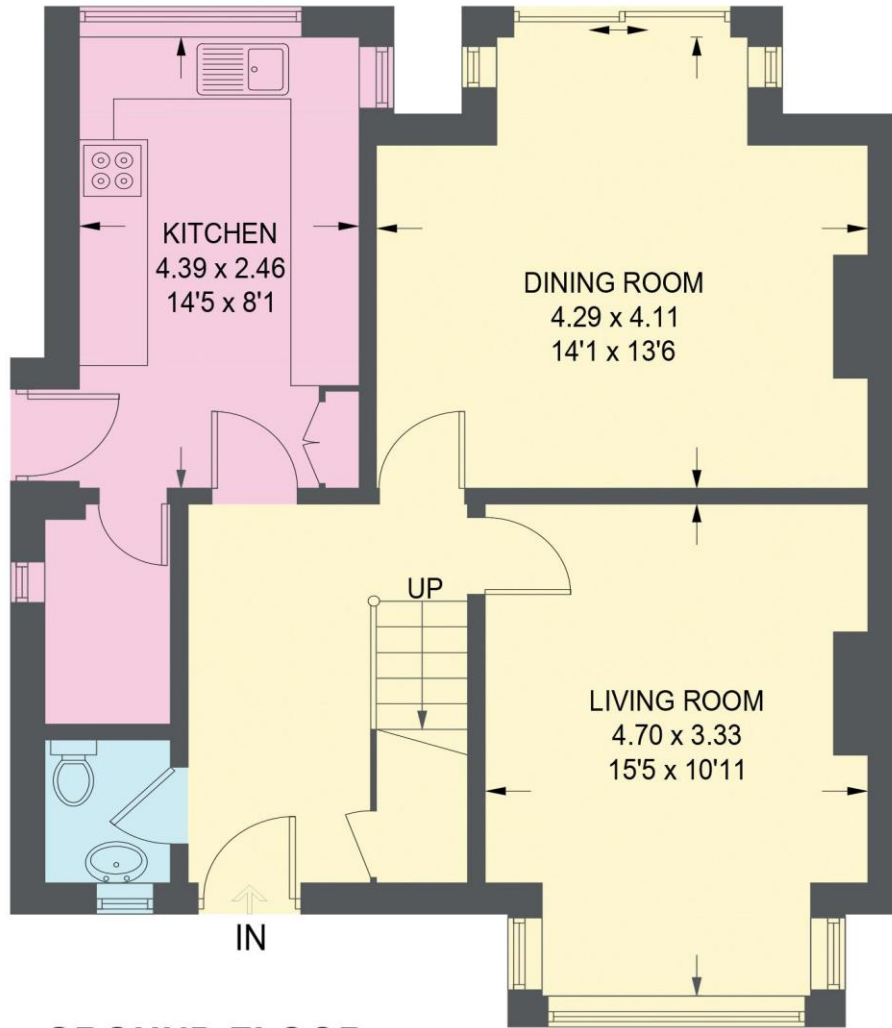
- Generously Proportioned Semi Detached House
- Located in Sought After Village of Fulwood, S10
- Walking Distance of Forge Dam Park & Cafe
- 3 Food Sized Bedrooms
- 2 Versatile Reception Rooms

- In Need of Modernisation
- Offering Fabulous Potential to Develop
- Driveway for Multiple Vehicles
- Freehold & No Onward Chain
- Council Tax Band D, EPC TBC

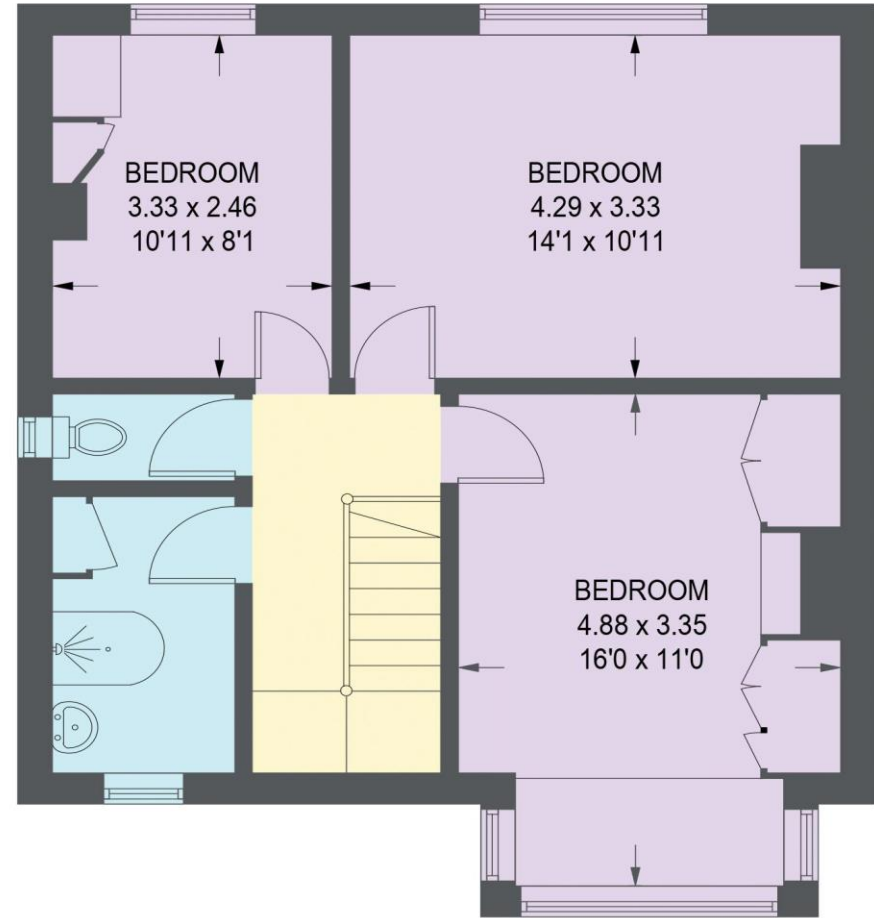


22 BROOKLANDS AVENUE

APPROXIMATE GROSS INTERNAL AREA = 108.8 SQ M / 1171 SQ FT



GROUND FLOOR
59.1 SQ M / 636 SQ FT



FIRST FLOOR
49.7 SQ M / 535 SQ FT

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



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