





Limetree Cottage

Stumperlowe Hall Road • Fulwood • S10 3QS

Guide Price £200,000 - £225,000

An attractive stone built, former barn, converted to create a one-bedroom semi-detached property located in the heart of Fulwood. Accommodation arranged over 2 levels which features French doors and Juliet balcony to the rear. Offering fabulous potential to reconfigure the space to create a second bedroom, with architect drawing available upon request. Benefits from combination gas central heating with a new boiler and double glazing. Freehold with no onward chain. The ground floor comprises of a reception hall, a front facing double bedroom, presented with neutral walls, newly fitted carpet, and sliding mirrored wardrobes. The bathroom is equipped with a 3-piece suite and tiled walls. Filled with natural light at the rear is a light and airy kitchen fitted with a range of units, complementary worktops and tiled splashbacks. There is space for a freestanding oven, fridge, and a slimline dishwasher, which are all available as part of the sale. French doors open on to a small rear patio. Open stairs lead to a dual aspect, impressive open plan, flexible living area complemented by French doors and a Juliet balcony with pleasant views. Built in storage houses the Ideal combination boiler. Externally, pedestrian access leads to the rear with a patio area. Stumperlowe Hall Road is well-served by local shops and amenities in Fulwood and Nether Green, sought-after schools, recreational facilities, and public transport links. Easy access to the city centre, universities, hospitals and the Peak District.



- Attractive Stone Built Semi Detached Property
- 1 Double Bedroom. Potential 2 Bedrooms
- Located in Heart of Fulwood
- Light & Airy Accommodation on 2 Floors
- Dual Aspect Open Plan Living Space
- Newly Installed French Doors & Juliet Balcony
- Architect Plans Available. Scheme to add Value.
- Patio/Garden Terrace
- Freehold & No Chain
- Council Tax Band C, EPC TBC

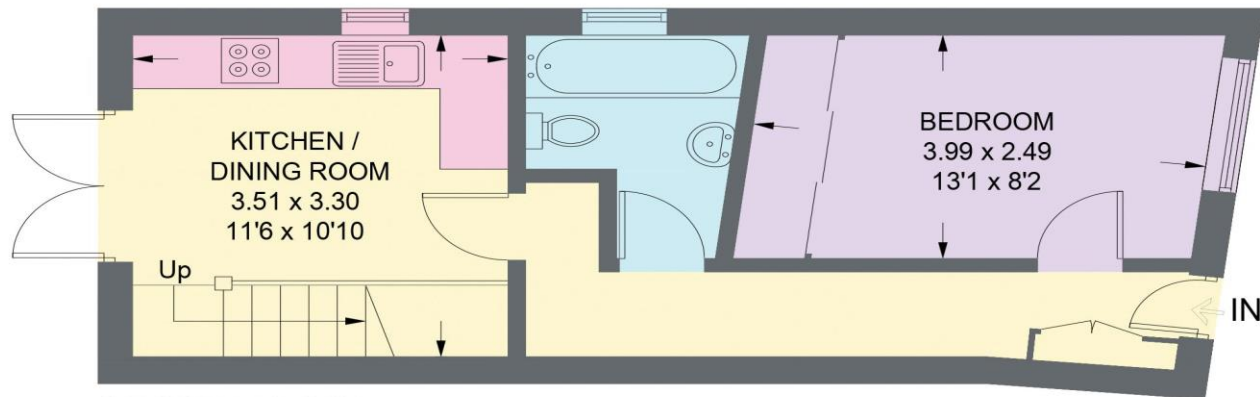


LIME TREE COTTAGE

APPROXIMATE GROSS INTERNAL AREA = 59.9 SQ M / 645 SQ FT



FIRST FLOOR
25.7 SQ M / 277 SQ FT



GROUND FLOOR
34.2 SQ M / 368 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.