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**36 Fishponds Road West, Sheffield**

Sheffield

Guide Price **£120,000**



# 36 Fishponds Road West

Sheffield, Sheffield

GUIDE PRICE £120,000-£125,000 Nestled in the sought-after location of S13 suburb, this well-presented and proportioned two-bedroom semi-detached home offers an opportunity for both first-time buyers and young families alike. Boasting two floors of accommodation totalling 634 square feet, this property presents a blank canvas with the immense potential to extend both to the rear and loft, subject to planning permissions. Marketed with no onward chain and vacant possession, this lovely home is conveniently situated close to a plethora of local amenities and excellent commuting transport links – perfect for those seeking a blend of urban convenience and suburban tranquillity. Prospective buyers are encouraged to schedule a viewing to truly appreciate the full potential this property has to offer. Beyond its welcoming interiors, this property features a rear sunny garden, providing a private outdoor space. Furthermore, the property Council Tax band: A

Tenure: Freehold

- WELL PRESENTED AND PROPORTIONED TWO. ECROOM SEMI DETACHED HOME
- TWO FLOORS OF ACCOMMODATION TOTALLING 634 SQ FEET
- HUGE OPPORTUNITY TO EXTEND TO THE REAR AND LOFT SUBJECT TO PLANNING
- AVAILABLE TO MARKET WITH NO ONWARD CHAIN AND VACANT POSSESSION
- PERFECT FOR THE FIRST TIME BUYER OR YOUNG FAMILY ALIKE
- CLOSE TO NUMEROUS LOCAL AMENITIES AND EXCELLENT COMMJUTING TRANSPORT LINKS
- VIEWING ADVISED TO SEE FULL POTENTIAL ON OFFER



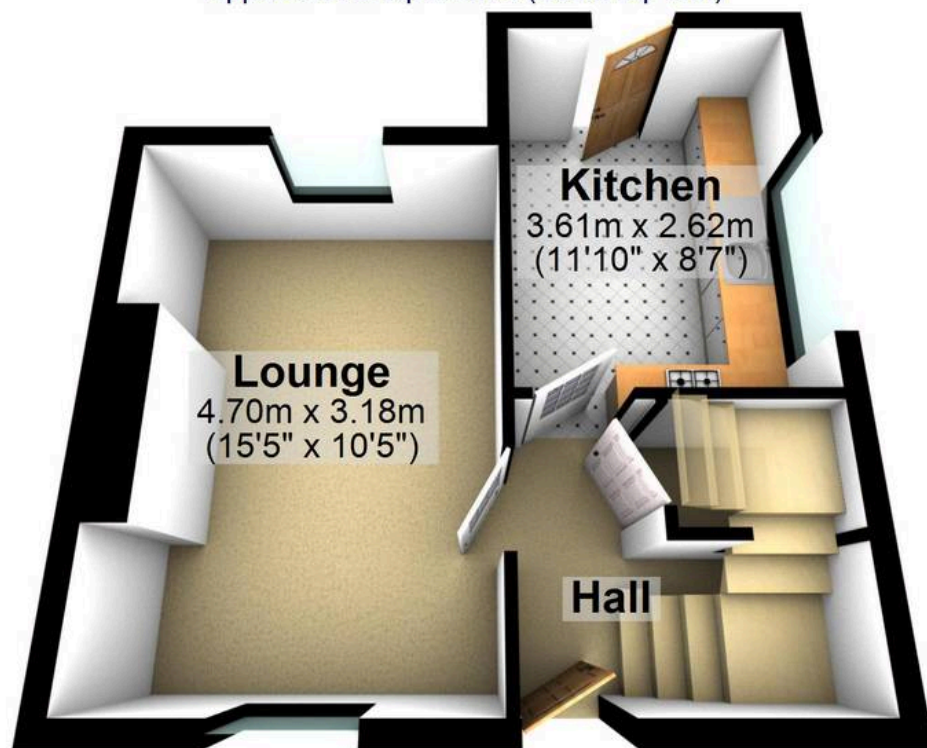






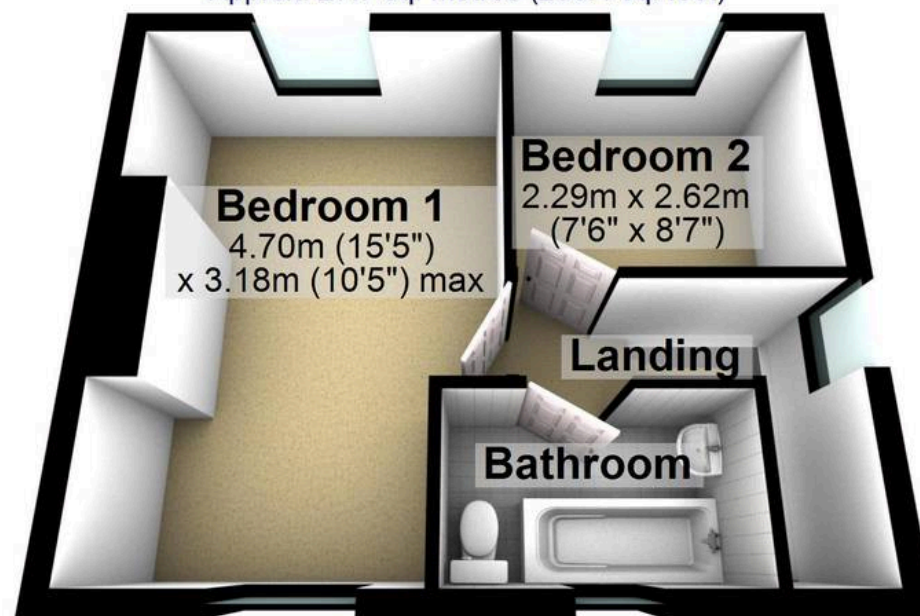
## Ground Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



## First Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



Total area: approx. 58.9 sq. metres (634.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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