



WHITEHORNS

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11, Fulney Road, Hangingwater

Sheffield MK63 LT0

Offers in Region of £230,000

11, Fulney Road

Hangingwater, Sheffield

An incredibly rare opportunity has arisen to purchase this fabulous three double bedroom, duplex apartment. Set over two floors that total an impressive 922 sq feet together with a private roof top terraced garden, private entrance and easy on road parking. Offering a unique and flexible layout that will appeal hugely to the the first time buyers, professional couple, young family or those looking to downsize in equal measures it's easy to say that viewing is absolutely essential to fully appreciate the size on offer by this wonderful property. Quietly tucked away on this one way residential road in the very heart of ultra popular Hangingwater number 11 is set within a short stroll of numerous local amenities of fashionable Oakbrook Road, Ecclesall Road, Endcliffe park is at the end of the road and both The Porter Valley and Peak District are on the doorstep.

Council Tax band: B Tenure: Leasehold

- FABULOUS THREE DOUBLE BEDROOM DUPLEX APARTMENT
- UNIQUE AND RARE OPPORTUNITY TO PURCHASE A PROPERTY OF THIS TYPE
- PERFECT FOR THE PROFESSIONAL COUPLE DOWNSIZER OR YOUNG FAMILY
- FLEXIBLE ACCOMMODATION ACROSS TWO FLOORS THAT TOTAL AN IMPRESSIVE 922 SQ FEET
- HEART OF ULTRA POPULAR HANGINGWATER ON THIS QUIET ONE WAY ROAD
- EASY ON ROAD PARKING TO THE FRONT AND STUNNING PRIVATE ROOF TERRACE GARDEN
- EASY ACCESS TO NUMEROUS LOCAL AMENITIES WITHIN FASHIONABLE OAKBROOK ROAD
- VIEWING ESSENTIAL TO FULLY APPRECIATE THE SIZE ON OFFER





First Floor

Approx. 46.1 sq. metres (496.2 sq. feet)

Balcony

2.83m x 2.80m
(9'3" x 9'2")

Lounge

3.03m x 2.80m
(9'11" x 9'2")

Kitchen

3.48m x 3.31m
(11'5" x 10'10")

Landing

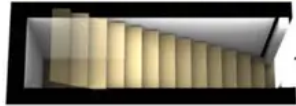
Bathroom

Bedroom 1

3.30m (10'10") max
x 4.20m (13'10")

Ground Floor

Approx. 2.5 sq. metres (27.1 sq. feet)



Top Floor

Approx. 37.1 sq. metres (399.5 sq. feet)

Bedroom 2

4.43m x 4.20m
(14'7" x 13'10")

Bedroom 3

4.51m x 4.20m
(14'10" x 13'10")

Total area: approx. 85.7 sq. metres (922.8 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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