



**67 Brooklands Avenue, Fulwood, Sheffield, South Yorkshire, S10 4GB**

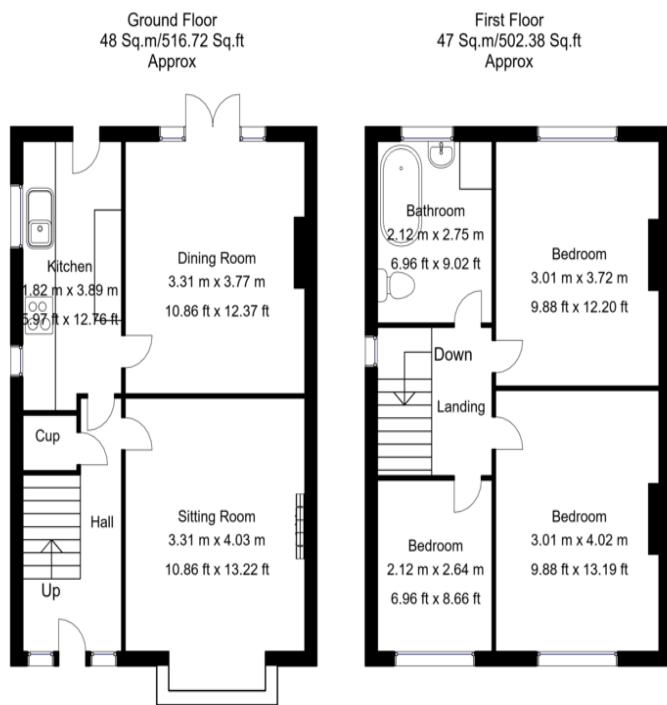
# 67 Brooklands Avenue, Fulwood, S10 4GB

A spacious three bed semi detached property with a lovely south facing garden and splendid rooftop views to the rear over the Mayfield Valley. This charming home has accommodation laid out over two floors and has ample room in the loft space for converting into additional living space if the necessary consents are acquired. The property will appeal to a broad range of buyer including those wishing to downsize from one of S10's larger residences and also the family market who will appreciate the excellent local schools, the potential to extend and the close proximity to the beautiful surrounding countryside. Fulwood Village is a highly desirable suburb with an excellent range of local amenities including a small pub, supermarket and cafe amongst other facilities. The desirable location on the fringe of the beautiful Mayfield Valley is only 2 or 3 miles west of the city centre alongside the main city hospitals and universities.

- Three bedrooms including two good doubles.
- Sitting room with bay window and parquet flooring.
- Dining room featuring stripped and stained floorboards. and French windows to the garden.
- Modern kitchen with wall and base units and a view over the valley and the garden.
- Family bathroom with three piece suite including a shower attachment.
- Reception hall with attractive parquet flooring and a handy under stairs storage cupboard.
- Off road parking for one car.
- South facing garden with substantial outbuilding acting as part summer house and part storage.
- UPVC double glazing and gas central heating.
- Within catchment for highly regarded local schools.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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