



Bolsover Road, Fir Vale, S5 6UQ

£85,000

3 1 2



Ground Floor:

Enter through the convenient side entrance lobby into the inviting bay-windowed lounge, which is bathed in natural light and perfect for relaxing or entertaining. A separate dining room provides ample space for family meals or gatherings, with easy access to the cellar for additional storage or potential utility use. The off-shot kitchen is well-placed for convenience, with a door leading directly to the rear garden, creating seamless indoor-outdoor flow.

First Floor:

The first-floor landing leads to two generously proportioned double bedrooms, each offering versatile living or sleeping arrangements. The family bathroom/WC is well-appointed, providing all the essentials for modern living.

Second Floor:

A staircase ascends to the attic bedroom three, a charming and spacious room that can serve as a bedroom, home office, or hobby space.

Exterior:

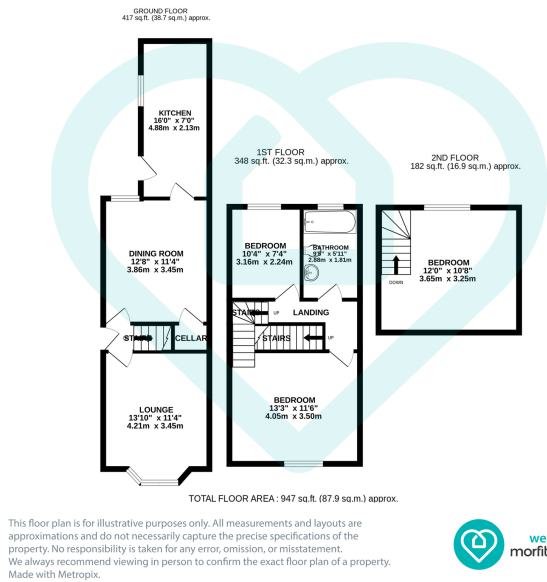
To the front of the property, a forecourt area offers curb appeal and practicality. The enclosed rear courtyard is a private and low-maintenance outdoor space, perfect for alfresco dining or relaxation.

Location – Fir Vale, Sheffield:

Situated in the vibrant and diverse area of Fir Vale, this property enjoys excellent access to local amenities. The area is well-served by a range of shops, supermarkets, and eateries, ensuring convenience for day-to-day needs. Northern General Hospital, one of Sheffield's key healthcare facilities, is within walking distance, making the property particularly appealing for medical professionals or those seeking proximity to essential services.

Fir Vale benefits from excellent transport links, with regular bus services connecting to Sheffield city centre, which is just a short drive away. Sheffield itself is a thriving city known for its green spaces, cultural attractions, and renowned universities, offering a perfect blend of urban living and natural beauty.

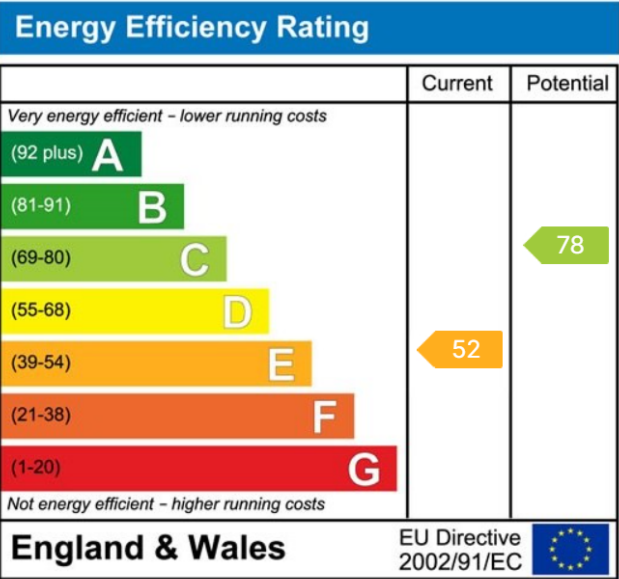




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Three spacious bedrooms: Two double bedrooms on the first floor and an additional bedroom on the second floor.
- Separate dining room: Great for family meals or gatherings, with access to the rear garden.
- Private enclosed rear garden: Additional storage and outdoor space ideal for maintenance or fire location in the event of a fire.
- Excellent transport links: Regular bus services and easy access to Sheffield city centre.
- Bay-windowed lounge: Bright and inviting living space perfect for relaxation or entertaining.
- Open-plan kitchen: Conveniently located with direct access to the rear garden.
- Garden forecourt area: Adds curb appeal and practicality to the property.
- Proximity to Northern General Hospital: A major healthcare facility within walking distance, ideal for professional families.
- Close to schools and great recreational areas.



Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84
 Company Reg Number: 08610489
 Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building
 67 Middlewood Road
 Hillsborough
 Sheffield
 S6 4GX

Get in touch - arrange an appointment



0114 232 1764
 sales@morfittsmith.co.uk
 lettings@morfittsmith.co.uk
 newhomes@morfittsmith.co.uk
 www.morfittsmith.co.uk



@MorfittSmith
 @MorfittSmith
 MorfittSmith
 Estate & Letting Agent