



35 Slayleigh Avenue, Fulwood, Sheffield, S10 3RA



35 Slayleigh Avenue

Fulwood

Offers Around

£550,000

A fantastic rare opportunity to purchase on a very sought after road, on a south facing plot, an extended three bedroom DETACHED house with recent FULL PLANNING PERMISSION AND BUILDING REGULATIONS TO EXTEND SUBSTANTIALLY to form a STUNNING LARGE FOUR BEDROOM, FOUR BATHROOM DETACHED EXECUTIVE FAMILY HOME.

For sale with NO CHAIN and early completion available.

Current accommodation: reception hall, cloakroom, bay windowed dining room, large extended sitting room with French windows, breakfast kitchen, side lobby, utility. First Floor: three bedrooms and bathroom. Outside: driveway, off road parking and garage to the side. To the rear, landscaped south facing garden.

Proposed accommodation: long entrance hall, family room, large open plan living kitchen, kitchen area, dining area and family area both with French windows, study with French windows, utility room, shower room. First Floor: master bedroom with en suite dressing room and shower room, double bedroom two with en suite shower room, double bedroom three, family bathroom. Second Floor: double bedroom with Juliette balcony.

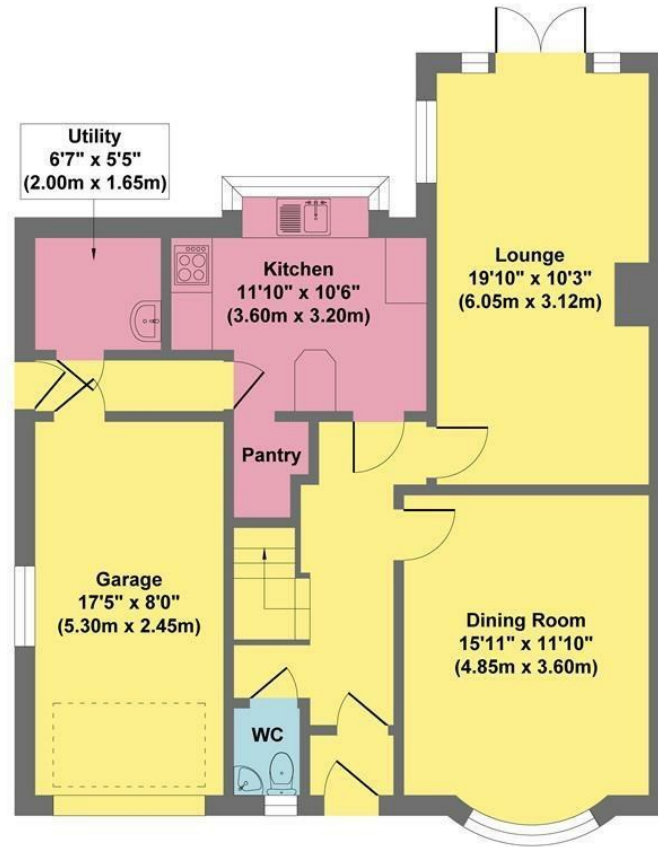
Excellent catchment area for schools and other local amenities and open countryside of the Peak District.



- Very Popular Road On South Facing Plot
- Currently Large Extended Three Bedroom Detached
- Planning To Extend To Side, Rear And Loft Conversion
- Opportunity To Create Four Bedroom, Four Bathroom Family House
- Full Plans And Building Regulations Available For Inspection
- Great Catchment Area For Schools
- Early Vacant Possession And No Chain
- Planning Ref: 22/03268/FUL (Formerly PP-11524617 27th Oct 2022)
- EPC Rating E/Council Tax Band E/Freehold
- Viewing Via Banner Cross Office

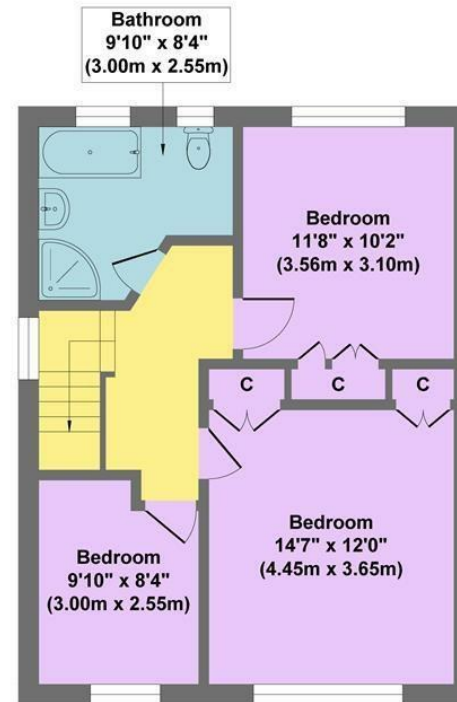


35 Slayleigh Avenue



Ground Floor
 Approximate Floor Area
 Area 896 sq.ft
 (83.22 sq.m.)

Current Accommodation



First Floor
 Approximate Floor Area
 Area 538 sq.ft
 (49.97 sq.m.)

Approx. Gross Internal Floor Area 1434 sq.ft / 133.19 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'