

HUNTERS[®]

HERE TO GET *you* THERE



Queen Street

Chapeltown, Sheffield, S35 2WQ

Guide Price £140,000 - £150,000



- 2 BED TERRACE
- SPACIOUS DIMENSIONS
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION
- CLOSE TO LOCAL AMENITIES

- MODERN FIXTURES AND FITTINGS
- READY TO JUST MOVE STRAIGHT IN
- WALKING DISTANCE TO CHAPELTOWN
- LOCATION LOCATION LOCATION
- COUNCIL TAX A

Tel: 0114 257 8999

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GUIDE £140,000 - £150,000 Nestled in the tranquil cul-de-sac of Queen Street, Chapelton, Sheffield, this charming two-bedroom terrace house presents an excellent opportunity for first-time buyers. The property is ideally located within walking distance of Chapelton, providing easy access to local amenities and transport links, ensuring that daily life and commuting are both convenient and straightforward.

Upon entering, you are welcomed by a porch that leads into a spacious living room, perfect for relaxation and entertaining. The well-appointed kitchen offers functionality and comfort, making it a delightful space for culinary pursuits. The accommodation further comprises a master bedroom, a second bedroom, and a bathroom, all designed to cater to modern living needs.

The exterior of the property boasts impressive kerb appeal, featuring a block-paved path and attractive pebbled flower beds at the front. To the rear, you will find a low-maintenance courtyard, complete with a paved patio, artificial lawn, and sleeper flower beds, creating an inviting outdoor space for leisure and enjoyment. Additionally, the courtyard includes a shed for storage and an outside tap, enhancing the practicality of the home.

This property is not only a lovely starter home but also offers a peaceful setting with everything you need close at hand. With its appealing features and convenient location, early viewing is highly recommended to avoid disappointment. This delightful home in S35 is ready to welcome its new owners.

PORCH

A uPVC door and windows lead into the entrance porch, an ideal space for shoes and coats.

LIVING ROOM

13'9 x 12'0 (4.19m x 3.66m)

A uPVC bay window brings natural light into the living room, which has a radiator, a BT point and a TV aerial point. An electric log burner with a cream traditional fire surround provides a focal point.

KITCHEN

9'10 x 8'11 (3.00m x 2.72m)

The kitchen is fitted with wood effect wall and base units, set off by contrasting black laminate worktops. There is undercounter space for a washing machine and a 1 bowl stainless steel sink with a black tiled splashback. Appliances include a 5 ring gas hob with a stainless steel extractor above and a double electric oven. Understairs storage currently houses a tall fridge freezer. A uPVC window overlooks the courtyard, and black wood effect vinyl tiles run underfoot.

MASTER BEDROOM

15'5 x 12'2 (4.70m x 3.71m)

A spacious double bedroom with two uPVC windows and a radiator.

BEDROOM 2

13'1 x 12'2 (3.99m x 3.71m)

Another double bedroom, with a uPVC window and a radiator.

BATHROOM

10'6 x 6'7 (3.20m x 2.01m)

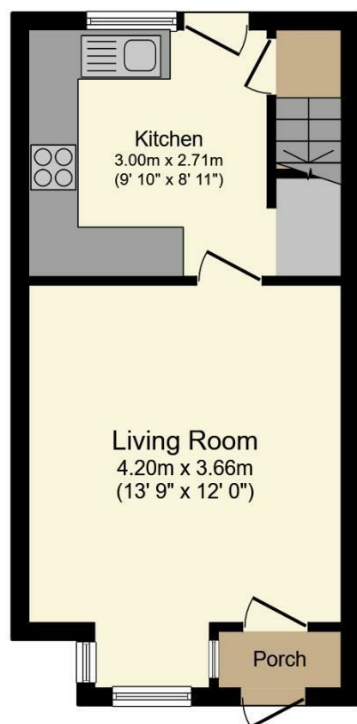
The bathroom has a bath with electric shower over, a pedestal sink and a low flush WC. The walls are partially tiled, and there is a frosted uPVC window, a radiator and black tiled flooring. The boiler is housed in a storage cupboard.

EXTERIOR

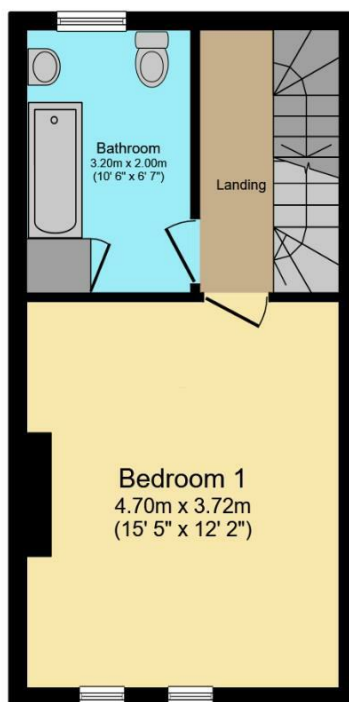
Positioned at the end of a cul-de-sac, the property has lovely kerb appeal, with a block paved path and pebbled flower beds to the front. To the rear is a paved patio, an artificial lawn and low maintenance

sleeper flower beds, along with a shed and an outside tap.

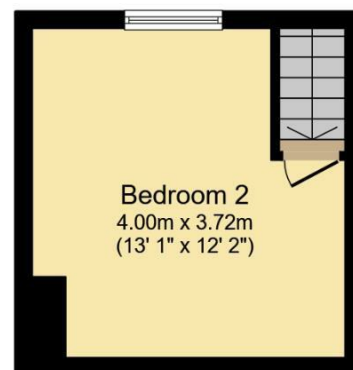
Floorplan



Ground Floor



First Floor



Second Floor

Total floor area: 75.4 sq.m. (811 sq.ft.)

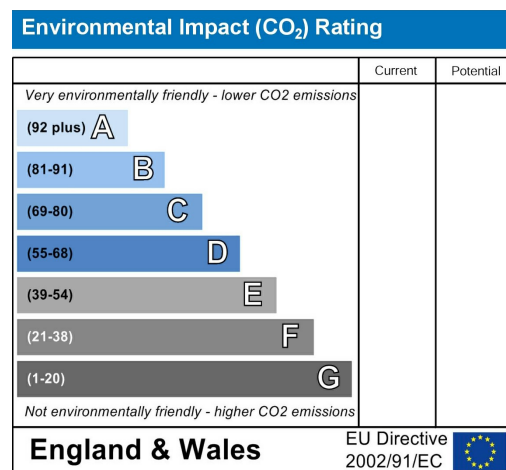
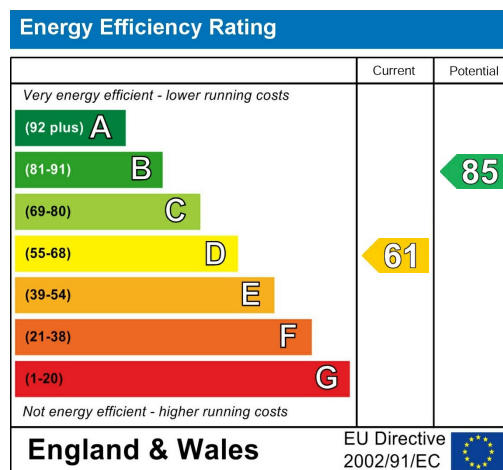
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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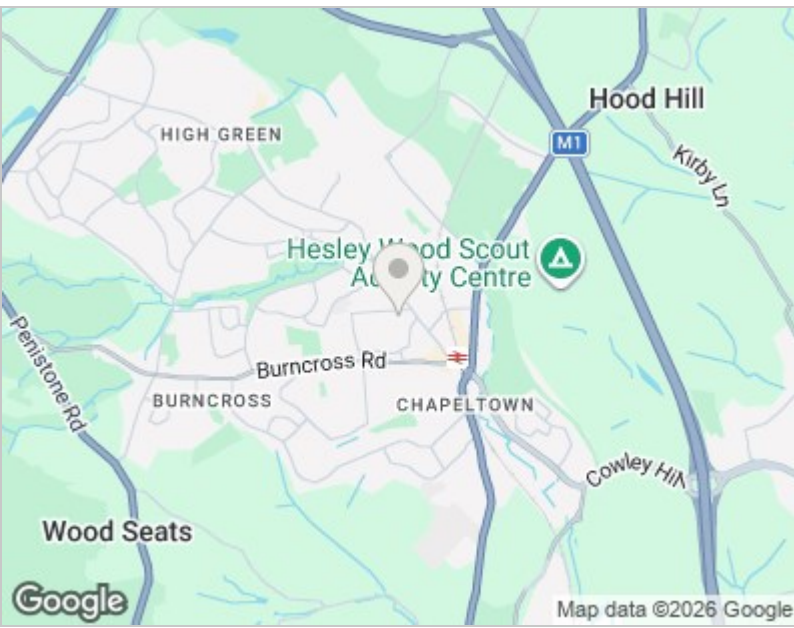
Energy Efficiency Graph



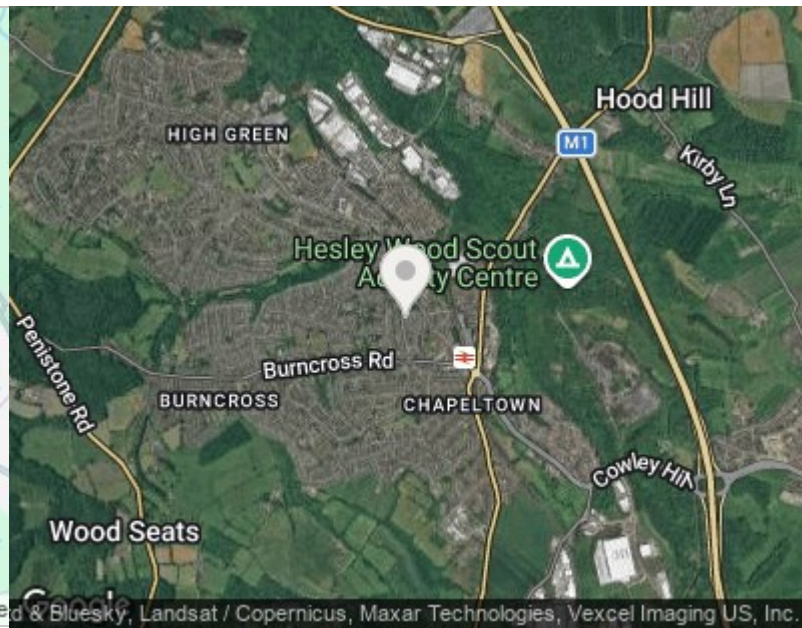
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

