



## Sussex Road

Chapeltown, Sheffield, S35 2XQ

Guide Price £125,000 - £135,000

- 1 BED TERRACED
- CHARACTERFUL FEATURES THROUGHOUT
- GENEROUS ROOM SIZES
- PERFECT COMMUTER LOCATION CLOSE TO M1 AND TRAIN STATION
- GREAT FIRST TIME BUY OR RENTAL PORTFOLIO ADDITION



- MODERN KITCHEN AND BATHROOM
- PRIVATE BACK GARDEN WITH PLENTY OF POTENTIAL
- ROOM FOR EXPANSION VIA A LOFT CONVERSION OR REAR EXTENSION POSSIBLY
- WALKING DISTANCE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND A

# Sussex Road

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GUIDE PRICE £125,000 - £135,000. Nestled in the heart of Chapelton, this charming mid-terrace house on Sussex Road offers an exceptional opportunity for those in search of a delightful one-bedroom home. The property boasts generous dimensions throughout, ensuring a comfortable living space that is both inviting and practical.

Upon entering, you will be welcomed by a well-appointed reception room, featuring characterful alcoves and fitted units that add to the home's charm. The modern fixtures and fittings throughout enhance its appeal, creating a perfect blend of contemporary living with traditional character. There is also potential for expansion, with possibilities for loft conversion or kitchen extension, as seen in other homes along the row.

One of the standout features of this property is the sizeable private garden, which is sun-drenched and offers ample potential for personalisation. Whether you envision a tranquil retreat or a vibrant outdoor entertaining space, this garden is a blank canvas awaiting your creative touch.

Convenience is paramount, as this home is within walking distance to a variety of amenities, including shops, bars, and the local train station. Commuters will appreciate the proximity to the M1, with direct roads leading to Sheffield, Rotherham, and Barnsley, whereby the train can also get you to Sheffield, Leeds, Barnsley, Huddersfield and Meadowhall, making it an ideal location for those who travel frequently.

This one-bedroom terrace house is not merely a property; it is a wonderful opportunity to create a home in a vibrant community. With its blend of character, modern comforts, and a fantastic location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this charming house your own.

## LIVING ROOM

11'10" x 11'10" (3.61 x 3.61)

Accessed via a glazed uPVC door, the living room makes an immediately warm and welcoming first impression. Light and airy in feel, the space has thoughtfully fitted, practical storage units whilst retaining a relaxed, homely atmosphere. Laminate flooring runs underfoot, complemented by a wall mounted radiator that keeps things cosy year round. Aerial and telephone points are on hand for all the modern essentials, whilst a front facing uPVC window floods the room with natural light. A glazed wooden door connects seamlessly through to the kitchen, maintaining that lovely open feel throughout.

## KITCHEN

11'10" x 7'6" (3.61 x 2.29)

Sleek dark wood wall and base units are paired with striking black work surfaces, creating a bold, contemporary aesthetic. An inset stainless steel circular sink and drainer with matching mixer tap adds a polished finishing touch, also boasting integrated electric oven, gas hob and stainless steel extractor hood above. Clever use of every inch sees space beneath the stairs used to house a tall fridge/freezer and plumbing to accommodate a washing machine. Wall mounted radiator, tiled flooring and a uPVC window overlooking the garden complete the picture, with stairs rising to the first floor and a glazed uPVC door opening directly out to the rear garden.

## BEDROOM 1

11'10" x 11'10" (3.61 x 3.61)

A good sized double bedroom that ticks every box. Two sets of light wood fitted wardrobes provide that extra storage space we all quietly crave, keeping everything neatly tucked away. But the real talking point here is the characterful original cast iron feature fireplace — a stunning period detail that lends the room an undeniable sense of charm and history. Aerial and telephone points, a wall mounted radiator and a front facing uPVC window that lets the light pour in complete this lovely, characterful room.

## BATHROOM

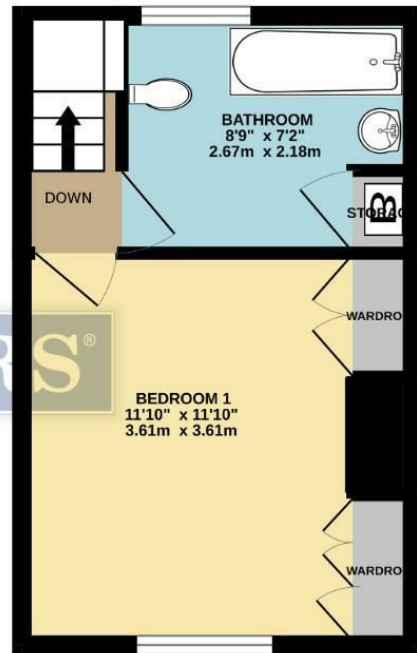
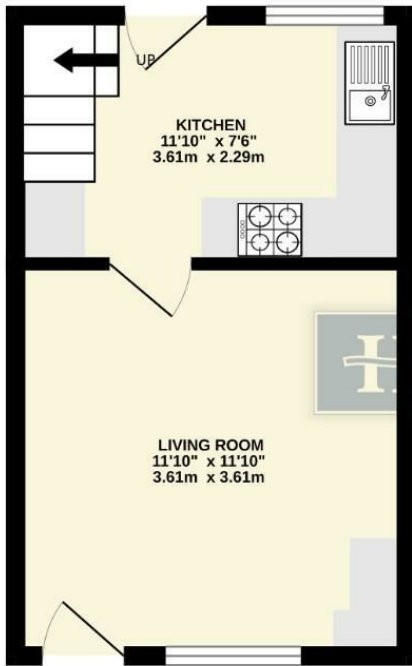
8'9" x 7'1" (2.67 x 2.18)

A generously proportioned bathroom tiled in serene tones. The suite comprises a bath with shower telephone tap, white pedestal sink and low flush WC — all neatly coordinated for a clean, fresh look. A frosted uPVC window lets in natural light whilst maintaining privacy, and a wall mounted radiator ensures the room stays warm and comfortable throughout the year. A large built-in storage cupboard proves its worth on multiple fronts, neatly housing the combi boiler. A loft hatch complete with fitted ladders leads up to a fully boarded loft with lighting. A genuinely handy addition that adds real, practical value to this home.

## EXTERIOR

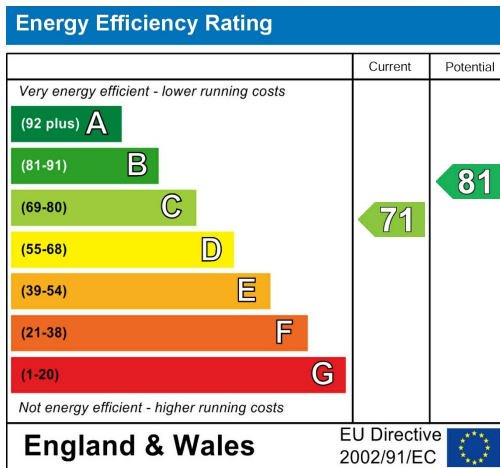
The front of the property enjoys excellent kerb appeal, with a low maintenance pebbled walled garden and stone pathway guiding you to the front door. To the rear, the fully enclosed, sun drenched garden is brimming with established flowers, it strikes a wonderful balance between ready-made beauty and room to put your own stamp on things — a blank canvas within a blooming frame. Whether you're hosting summer barbecues, enjoying a quiet morning coffee or simply pottering about, this is a space that truly comes into its own in the warmer months. Worth noting that no shared access is granted across the rear, giving the garden a real sense of privacy and exclusivity. A brick built outbuilding offers handy additional outdoor storage. Ample on street parking is available to the front.

# Floorplan





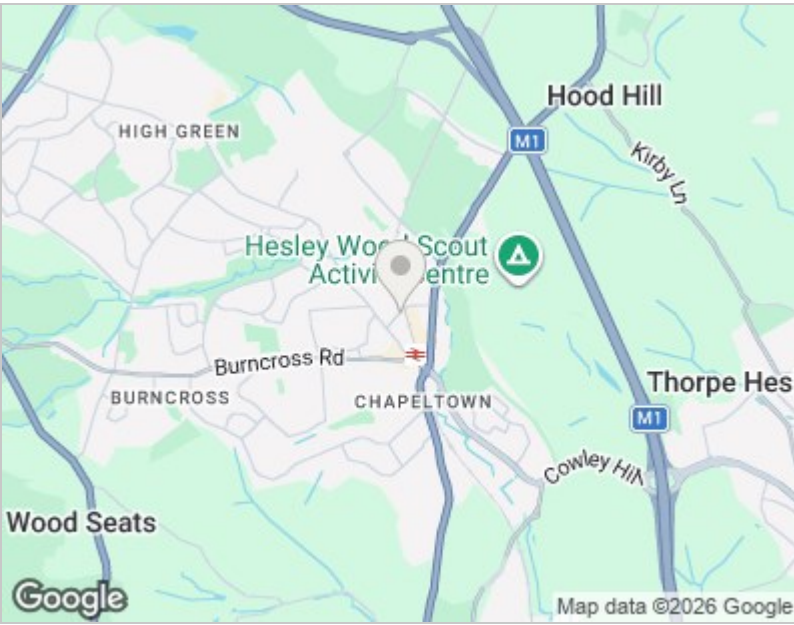
## Energy Efficiency Graph



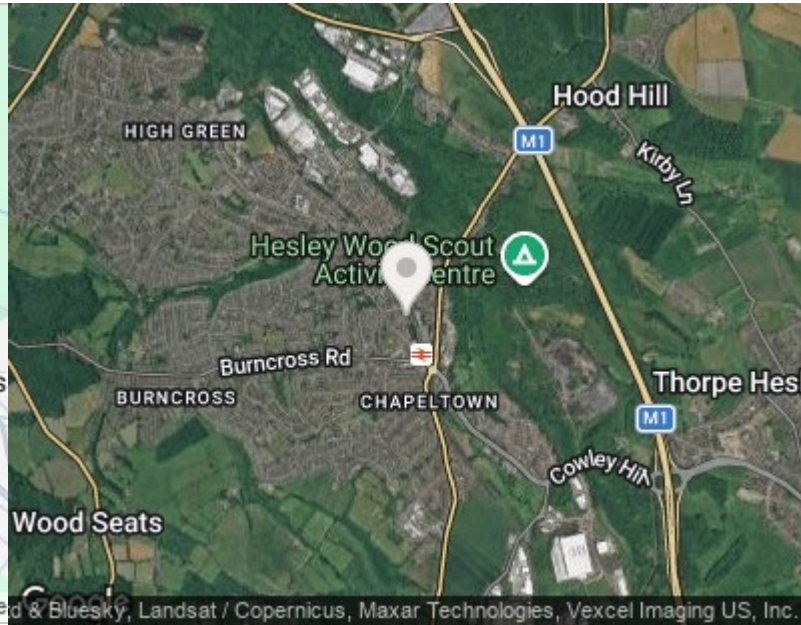
## Viewing

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.

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