



Colley Road

Sheffield, S5 9GX

Guide Price £210,000 - £220,000



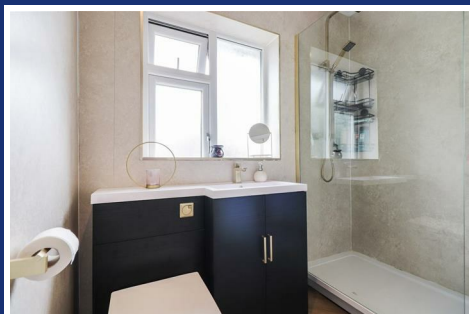
- 3 BED SEMI DETACHED
- STYLISH & SPACIOUS THROUGHOUT
- LARGE DRIVEWAY
- GREAT FIRST TIME BUYER HOME
- CLOSE TO AN ARRAY OF AMENITIES

- 3 GOOD SIZED BEDROOMS
- MODERN FIXTURES & FITTINGS
- LOW MAINTENANCE, WELL LANDSCAPED GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

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GUIDE PRICE £210,000 - £220,000 Nestled in the sought-after S5 area of Sheffield, this stunning three double bedroom semi-detached home is a true gem. Finished to an exceptional standard, the property boasts lovely décor that creates a warm and inviting atmosphere, making it perfect for first-time buyers looking for a home they can move straight into.

As you enter, you are greeted by a welcoming hallway that leads to a spacious living room, complete with a charming log burning stove, ideal for cosy evenings. The stylish breakfast kitchen is a highlight, offering a delightful space for family meals and entertaining guests. Adjacent to the kitchen, a rear porch provides convenient access to the outdoors, while a downstairs WC adds practicality to the layout.

The three generous double bedrooms are well-proportioned, ensuring ample space for relaxation and rest. The modern bathroom is tastefully designed, providing a serene retreat for your daily routines. Additionally, the property features a fantastic garage, currently utilised as a bar, which presents a unique opportunity for leisure and entertainment.

Outside, the lovely enclosed, well landscaped rear garden offers a private sanctuary, perfect for enjoying the fresh air or hosting gatherings. The driveway accommodates two vehicles, adding to the convenience of this wonderful home.

With its exceptional finish and prime location, early viewing is strongly recommended to fully appreciate all that this property has to offer. Don't miss the chance to make this beautiful house your new home.

ENTRANCE HALLWAY

Entered via a composite door, this beautiful entrance hallway makes a great first impression, offering an ideal cloakroom space and a warm welcome to any guest. Comprising laminate flooring, wall mounted radiator, uPVC window and doors leading to all ground floor rooms.

LIVING ROOM

14'8" x 13'1" (4.49 x 4)

A stunning living room centred around a characterful log burning stove — a charming focal point that brings a wonderfully cosy feel during the winter months. Three uPVC windows flood the room with natural light, with a wall mounted radiator, aerial point and BT point completing the space.

WC

A handy addition to any busy household, comprising a low flush WC and frosted uPVC window.

KITCHEN/DINER

19'8" x 8'8" (6.01 x 2.66)

A stylish kitchen/diner fitted with a range of anthracite grey shaker wall and base units with marble effect laminate worktops and tiled splashback. Featuring a breakfast bar with seating for two, cream freestanding gas range, one and a half bowl ceramic sink with copper effect taps, integrated fridge freezer and integrated washing machine. The wall-mounted boiler is neatly housed within a cupboard, with a bronzed effect tall radiator adding a warm and contemporary finishing touch.

BACK PORCH

A useful rear porch with uPVC windows and patio doors leading onto the garden.

MASTER BEDROOM

13'3" x 11'9" (4.04 x 3.6)

A sumptuous and generously sized master bedroom, flooded in natural light through three uPVC windows, with ambient wall lighting adding warmth to the space. Further comprising a built-in storage cupboard with hanging space and wall mounted radiator.

BEDROOM 2

12'8" x 10'6" (3.87 x 3.22)

A roomy, well presented double bedroom with built-in storage cupboard and one uPVC window.

BEDROOM 3

8'8" x 8'0" (2.66 x 2.44)

A good sized third bedroom comprising wall mounted radiator and front facing uPVC window — equally ideal as a home office or nursery.

BATHROOM

7'0" x 8'0" (2.15 x 2.44)

A sleek, contemporary bathroom finished with stone effect wall cladding, comprising a black vanity unit with inset sink and gold effect mixer tap, low flush WC and a walk-in shower with luxurious gold effect drench shower. Finished with ceiling spotlights and a frosted uPVC window.

GARAGE

16'8" x 10'9" (5.1 x 3.3)

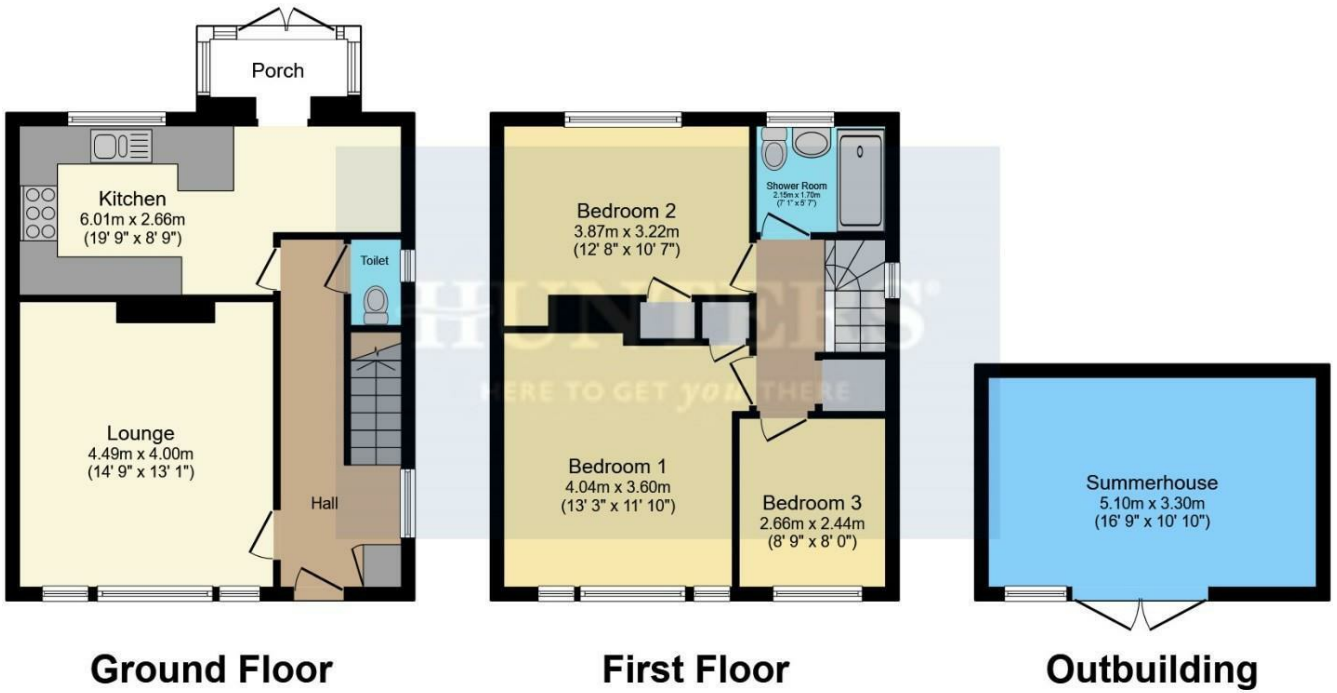
A versatile space currently utilised as a summer house/bar area, comprising electrics, storage to the front and patio doors to the side leading into the storage area — a fantastic additional entertaining space. Could be turned back into a garage if needed.

EXTERIOR

To the front, the property boasts lovely kerb appeal with a driveway for two vehicles, a low maintenance stone area and neat lawn.

To the rear is a fully enclosed, well landscaped garden with sunken patio. paved areas, artificial lawn, gazebo, outdoor lighting and outside tap — a fantastic space for relaxing and entertaining.

Floorplan



Ground Floor

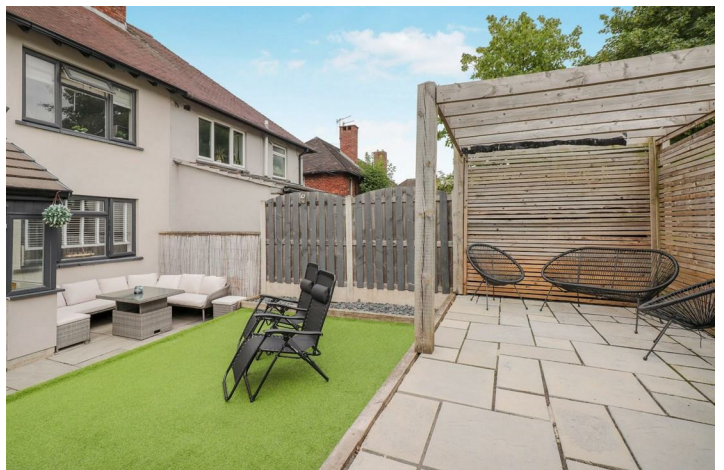
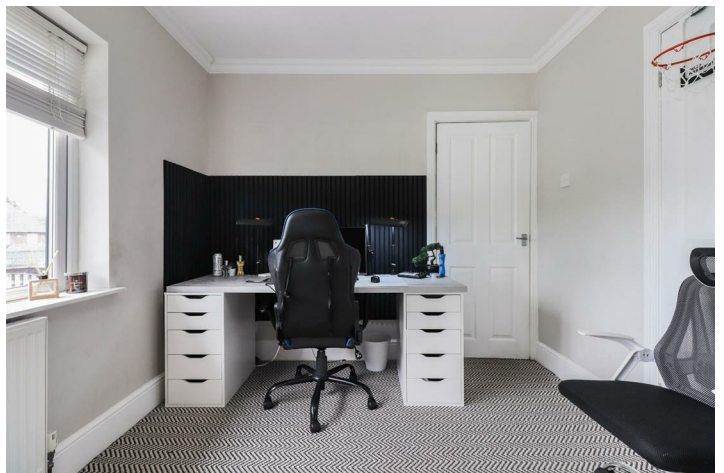
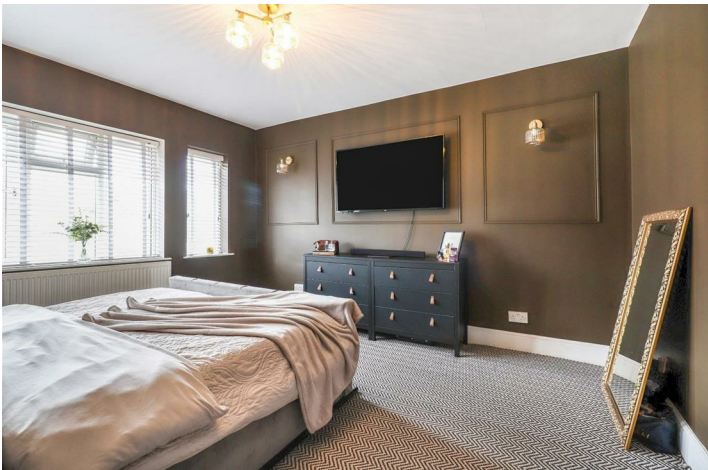
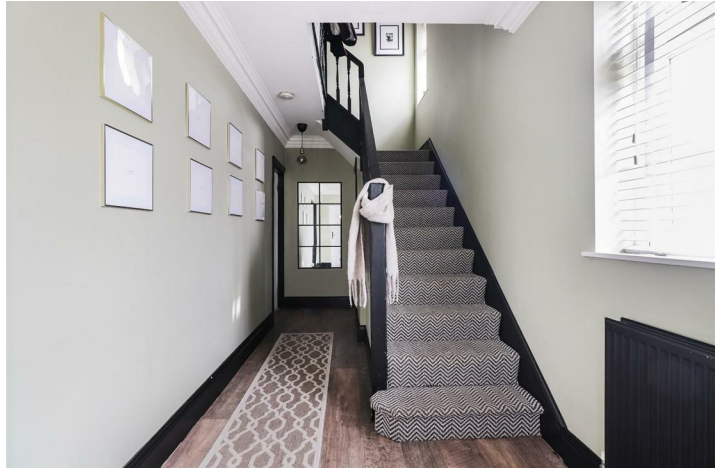
First Floor

Outbuilding

Total floor area 104.2 m² (1,121 sq.ft.) approx

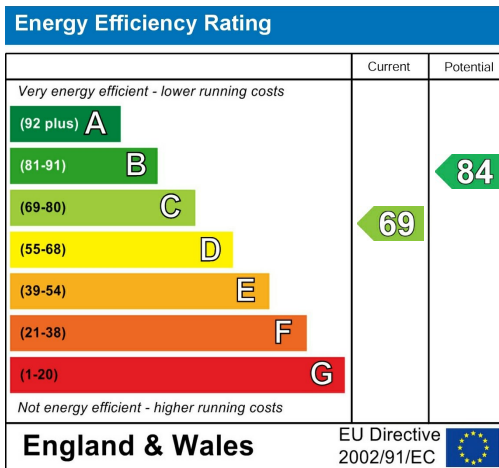
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







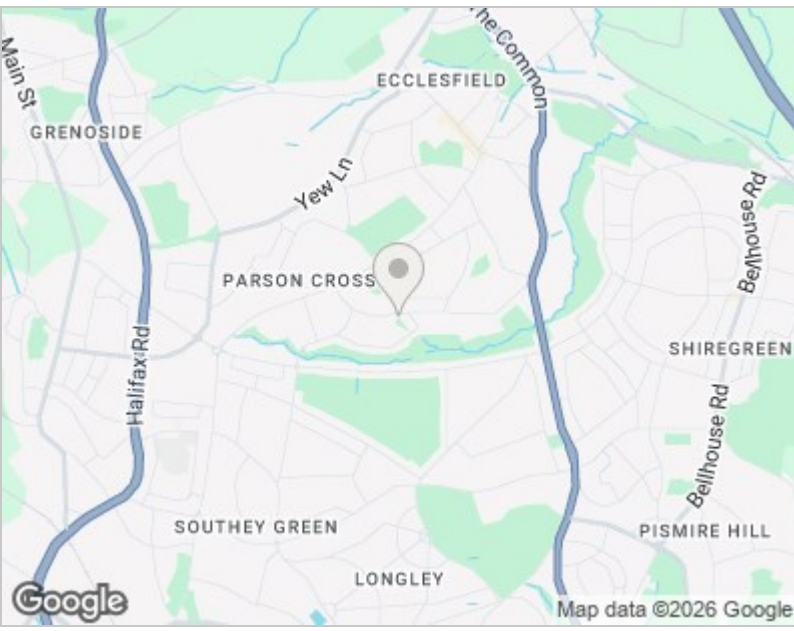
Energy Efficiency Graph



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>

