



## Warren Lane

Chapeltown, Sheffield, S35 2YA

Asking Price £130,000



- 1 BED GROUND FLOOR APARTMENT
- OVER 55s DEVELOPMENT
- CONSERVATORY WITH DIRECT ACCESS TO GARDENS
- WELL POSITIONED IN BLOCK
- RECONFIGURED FROM A 2 BED TO MAKE A LARGE KITCHEN/DINER
- WELL LANDSCAPED COMMUNAL GARDENS
- ALLOCATED PARKING
- CLOSE TO AN ARRAY OF AMENITIES
- MINUTES FROM THE M1
- COUNCIL TAX B

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NO UPWARD CHAIN! Nestled in the picturesque village of Chapelton, Sheffield, this beautifully presented one-bedroom ground floor flat offers a splendid opportunity for those aged over 55 seeking a comfortable and convenient lifestyle. With no upward chain, this property is ready for you to move in and make it your own.

This property has been thoughtfully reconfigured from a two-bedroom apartment, enhancing the living experience with its generous layout. The flat now boasts a spacious open plan kitchen diner, perfect for entertaining or enjoying a quiet meal at home. The welcoming living room provides a cosy space to relax, while the charming master bedroom features built-in wardrobes, ensuring ample storage. A modern bathroom adds to the appeal, and a lovely conservatory extends your living space, allowing you to enjoy the communal garden views throughout the year.

Additionally, parking for one vehicle is available, adding to the convenience of this delightful home.

Chapelton is a well-regarded and vibrant place, offering an excellent range of local amenities, including shops, restaurants, and cafes. The area is well-connected with excellent transport links into Sheffield city centre and the flat only being minutes away from the M1 and serviced by bus routes, making it an ideal location.

An early viewing is strongly recommended to fully appreciate all that this wonderful property has to offer. Don't miss out on the chance to make this charming flat your new home.

## HALLWAY

A welcoming hallway with doors leading to all rooms, a useful storage cupboard and one radiator.

## KITCHEN/DINING

17'5 x 14'1 (5.31m x 4.29m)

A spacious open plan kitchen diner fitted with a range of white wall and base units with light wood-effect laminate worktops. Comprising a built-in electric oven, microwave and induction hob with extractor above, black composite sink, space for a dishwasher and space for a fridge freezer. Finished with two uPVC windows overlooking the gardens.

## LIVING ROOM

18'1 x 10'6 (5.51m x 3.20m)

A comfortable living room featuring a traditional white fire surround with freestanding electric fire, creating a warm and inviting focal point. Sliding uPVC patio doors lead through to the conservatory, with one radiator, telephone point and aerial point completing the room.

## MASTER BEDROOM

17'9 x 9'2 (5.41m x 2.79m)

A charming master bedroom featuring built-in wardrobes, one radiator and a uPVC window overlooking the communal garden.

## BATHROOM

7'10 x 6'7 (2.39m x 2.01m)

A fully tiled bathroom in natural tones, comprising a shower cubicle with drench chrome shower, low flush WC and white vanity unit with inset ceramic sink.

## CONSERVATORY

8'2 x 4'3 (2.49m x 1.30m)

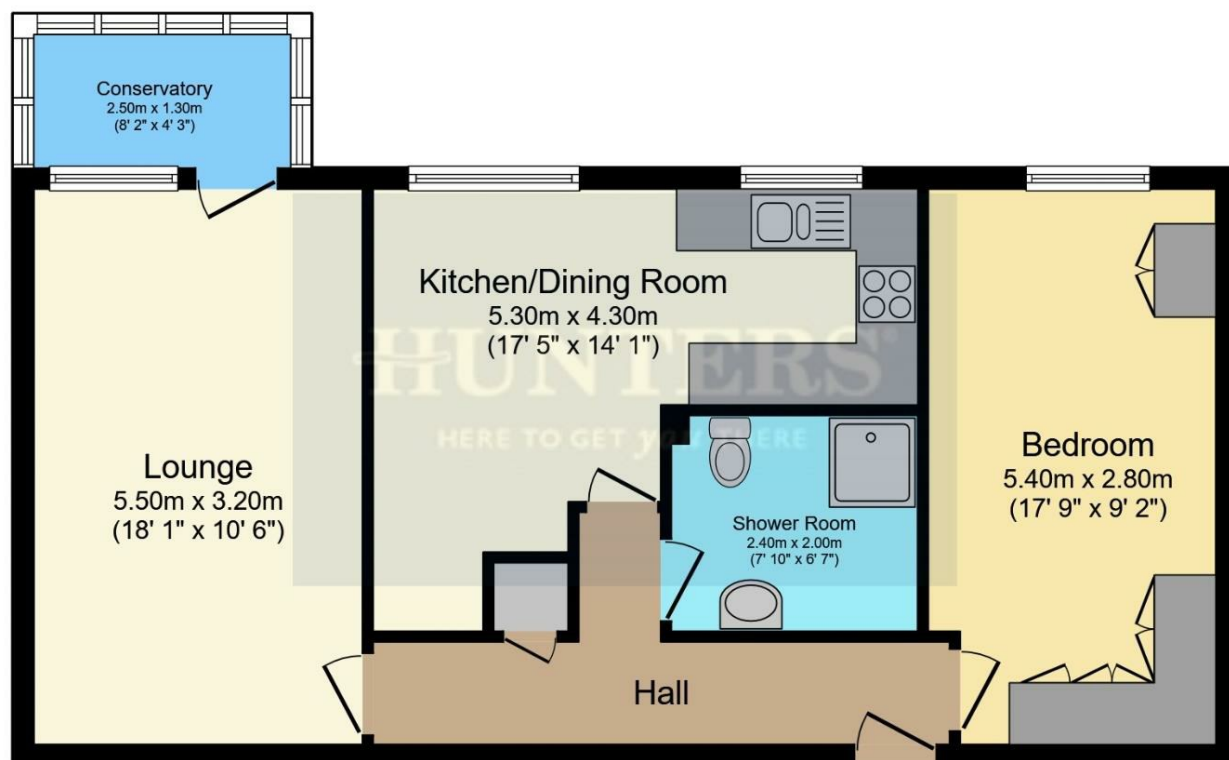
A light and airy conservatory with floor to ceiling uPVC windows and sliding patio doors, creating a bright and relaxing additional living space.

## EXTERIOR

One of the standout features of this development is the beautiful, well maintained communal gardens

to the rear, well stocked and bursting with colour throughout the years. It also features a tranquil pond area, perfect for sitting out on an evening. To the front of the development is a block paved residents parking area, allocated parking space for flat 12 also benefits from a communal hallway, secure access entry system with intercom, shared laundry room, lift and bin store.

## Floorplan



Total floor area 65.8 sq.m. (709 sq.ft.) approx

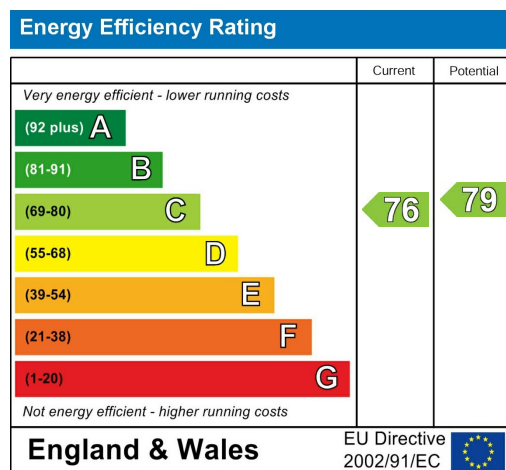
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







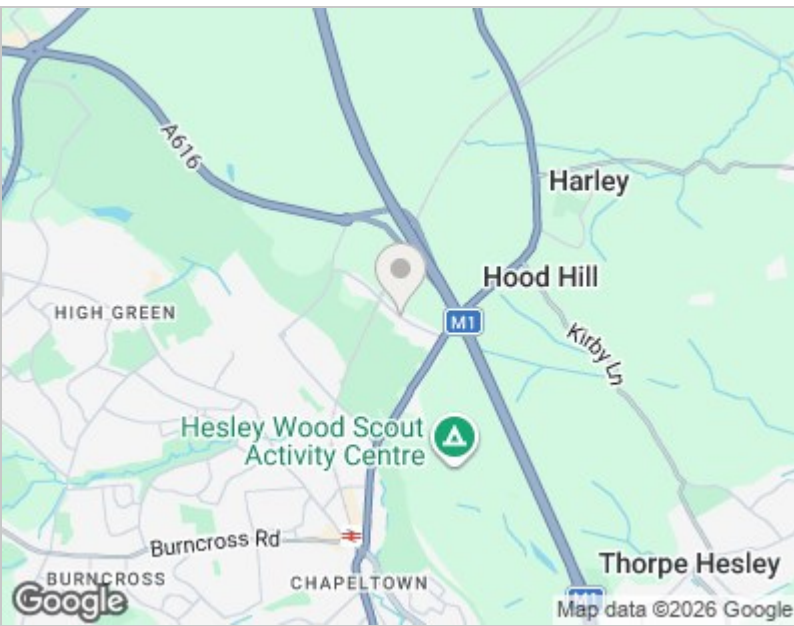
## Energy Efficiency Graph



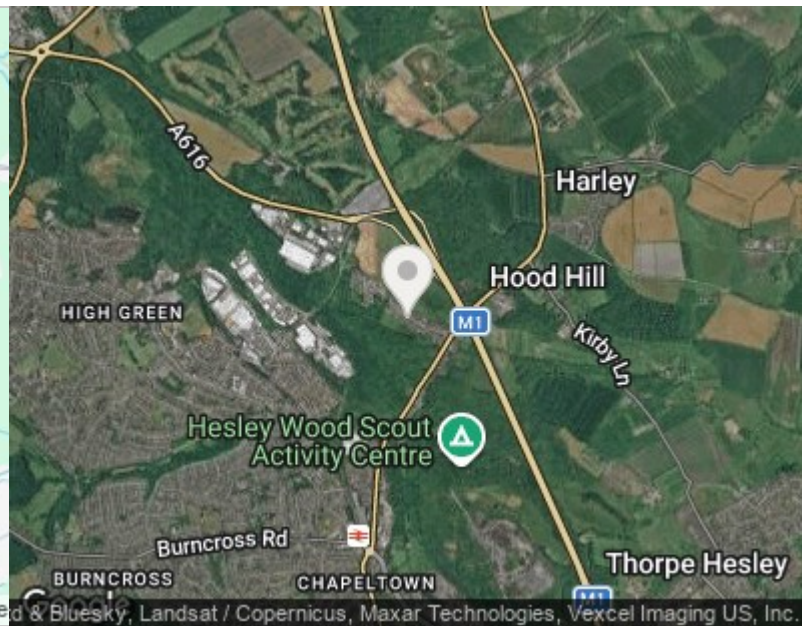
## Viewing

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](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

