

# HUNTERS<sup>®</sup>

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## Greenhead Lane

Chapeltown, Sheffield, S35 2TN

Guide Price £200,000



- 3 BED TERRACE
- NEUTRAL DECOR
- MODERN FIXTURES AND FITTINGS
- LARGE GARAGE AND PARKING
- PERFECT COMMUTER LOCATION

- NO UPWARD CHAIN
- SPACIOUS DIMENSIONS
- READY TO JUST MOVE IN
- CLOSE TO AMENITIES
- COUNCIL TAX BAND A

Tel: 0114 257 8999

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Chapelton, Sheffield, S35 2TN

Guide Price £200,000



GUIDE PRICE £200,000 - £210,000, NO UPWARD CHAIN , Nestled in the charming area of Greenhead Lane, Chapelton, Sheffield, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. With 2/3 well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space. The two reception rooms offer ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with ease.

The house boasts a modern bathroom and is decorated in a neutral palette, allowing you to personalise the space to your taste without the need for immediate renovations. The spacious layout throughout the property enhances the feeling of openness, making it a welcoming environment for all who enter.

One of the standout features of this home is the lovely sunny garden, which provides a perfect retreat for outdoor activities, gardening, or simply soaking up the sun on warm days. Additionally, the property offers parking for two vehicles, a valuable asset in this desirable location.

Briefly comprising , Living room, dining room , kitchen , utility , master bedroom , bedroom two, bedroom three, bathroom, office and garage.

Ready to move in, this house is an ideal choice for those looking to settle down in a lovely neighbourhood. With its combination of space, comfort, and a beautiful garden, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.



## LIVING ROOM

11'5 x 11'5 (3.48m x 3.48m)

Through a uPVC glass door leads into an elegant living room, boasting a captivating brick fire surround with decorative wooden beam, color gas fire heater giving a great focal point to the room, a large double glazed bay window floods the room in natural light, also comprising bi-folding glazed doors which flow seamlessly through to dining area, wall mounted radiator, telephone point and aerial point.

## DINING ROOM

13'1 x 12'8 (3.99m x 3.86m)

Offering a spacious and light dining area, opening out into the living room making this a great social space or family hub, comprising wall mounted radiator, understairs storage, uPVC window, aerial point, door leading in to kitchen.

## KITCHEN

15'5 x 5'3 (4.70m x 1.60m)

A stylish galley kitchen offering an array of cream gloss wall and base units offering ample storage space, contrasting wood work surfaces, electric double oven, stainless steel five ring gas hob with slanted extractor fan above, under counter space for fridge/freezer, inset stainless steel sink and drainer with matching mixer tap, tiled wood effect flooring, uPVC window and glass panelled uPVC door leading to the utility and rear garden.

## UTILITY

8'2 x 8'2 (2.49m x 2.49m)

Handy addition to any household, flooded in natural light through two uPVC windows comprising marble effect worktop, under counter space and plumbing for washing machine and dryer, black tiled flooring, composite door leading to the rear entrance.

## BEDROOM 1

13'1 x 11'6 (3.99m x 3.51m)

A sumptuous double bedroom, with tall grey wall mounted radiator and uPVC window to front.

## BEDROOM 2

16'5 x 12'6 (5.00m x 3.81m)

An impressive double bedroom, comprising Velux windows, wall mounted radiator and door leading to further eaves storage.

## BEDROOM 3

7'3 x 7'0 (2.21m x 2.13m)

A further good sized bedroom, comprising wall mounted radiator, aerial point and frosted window.

## BATHROOM

7'3 x 5'11 (2.21m x 1.80m)

A generously sized, serene family bathroom, fully tiled in on trend white and grey tones comprising bath with plumbed in drench shower, white pedestal sink, low flush WC, wall mounted radiator, tiled flooring and frosted double glazed uPVC window.

## EXTERIOR/GARAGE

18'1 x 12'8 (5.51m x 3.86m)

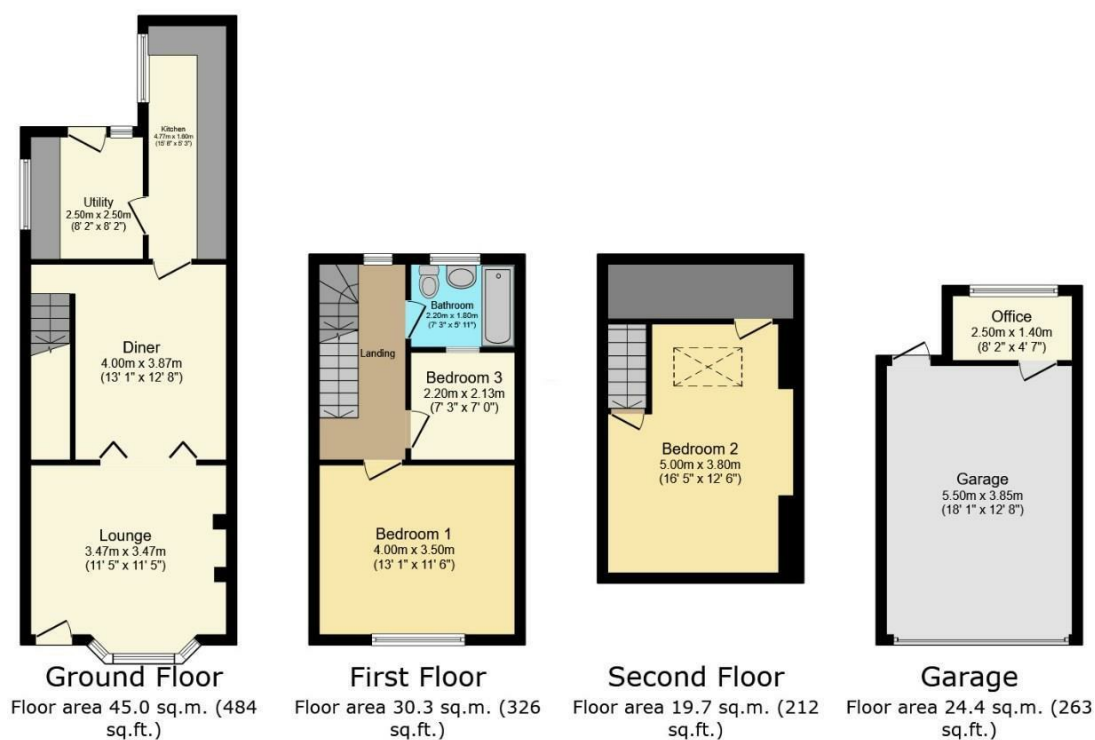
To the front of the property boast great kerb appeal, low maintenance garden with established plants and shrubs . To the rear of the property is a sizeable, low maintenance artificial grass sun trap of a garden, great for entertaining in the summer months, also comprising a small neat patio area, outside tap, lights. To the rear of the garden is a one a half sized garage, comprising up and over door, lighting, sockets. There is off road parking for one car in front of the garage and ample on street parking at the front if further space is required .

## OFFICE

8'2 x 4'7 (2.49m x 1.40m)

Great addition currently used as an office comprising electrics, lighting and internet.

# Floorplan



Total floor area: 119.4 sq.m. (1,285 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](http://www.Propertybox.io)

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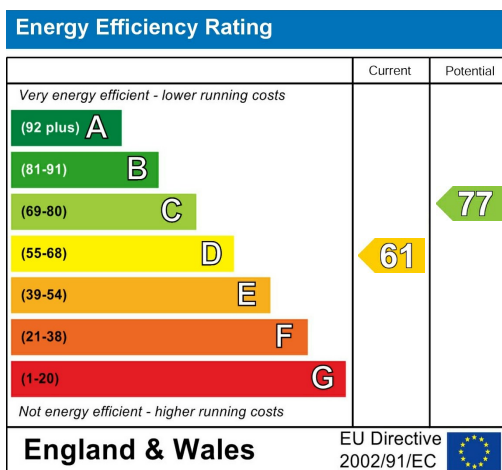








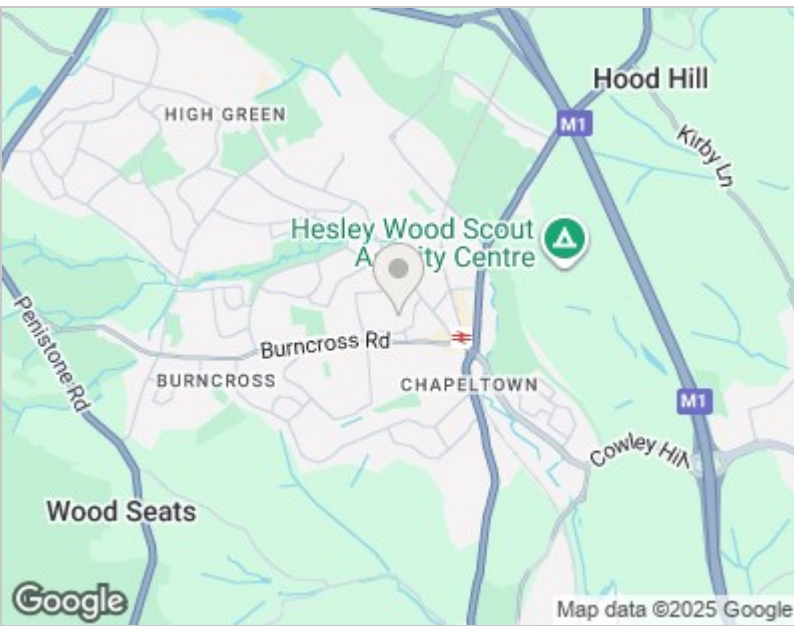
## Energy Efficiency Graph



## 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.

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