



## Burncross Road

Burncross, Sheffield, S35 1SJ

Guide Price £170,000 - £180,000

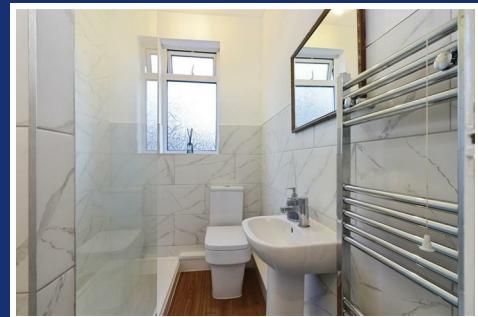


- 3 BED END TERRACE
- GREAT FIRST STEP ON THE LADDER
- READY TO JUST MOVE IN
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- MODERN FIXTURES AND FITTINGS
- SPACIOUS DIMENSIONS
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX A

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GUIDE PRICE £170,000 - £180,000. NO UPWARD CHAIN! Nestled on Burncross Road in the charming area of Burncross, Sheffield, this fully refurbished end terrace house presents an exceptional opportunity for both families and professionals alike. Spanning an impressive 1,001 square feet, the property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort.

Upon entering, you are greeted by a stylish living space leading into a contemporary kitchen/diner that is perfect for both casual meals and entertaining guests. The sleek shower room adds a touch of modern elegance, ensuring convenience for daily routines. One of the standout features of this home is the impressive converted loft room, which offers versatile space that can be tailored to your needs, whether as a bedroom, home office or playroom.

The sizeable garden provides a delightful outdoor retreat, perfect for enjoying sunny days or hosting gatherings with family and friends. The property is offered with no upward chain, allowing for a smooth and hassle-free transition.

Location is key, and this home does not disappoint. It is situated close to a variety of amenities, ensuring that daily necessities are within easy reach. Families will appreciate the proximity to reputable schools, making it an excellent choice for those with children. Additionally, the property is conveniently located just minutes from the M1 motorway, provides excellent transport links to Sheffield, Rotherham, and Barnsley, as well as being on good bus routes.

In summary, this beautifully refurbished end terrace house on Burncross Road is a perfect blend of modern living and convenience, making it a must-see for anyone looking to settle in this vibrant area of Sheffield.

## LIVING ROOM

12'1" x 11'11" (3.69 x 3.64)

Through a glazed composite front door leads directly into a light and airy living room, drenched in natural light through a large front facing uPVC window, comprising wall mounted Victorian style radiator, telephone point and aerial point.

## KITCHEN/DINER

12'0" x 12'0" (3.67 x 3.66)

A stylish kitchen/diner, a great family hub or social space, boasting an array of light beige base units providing plenty of storage space, contrasting marble effect work surfaces and breakfast bar, brick feature splash backs, inset white composite sink and drainer with chrome mixer tap, inset electric hob, integrated electric oven, under counter space and plumbing for washing machine, housed wall mounted combi boiler which was fitted in 2022, wall mounted radiator, inset spot lights, large understairs storage cupboard with space for tall fridge/freezer, uPVC window and uPVC door opening out on to the rear garden.

## BEDROOM 2

12'5" x 12'3" (3.79 x 3.75)

A large, elegant double bedroom, comprising uPVC window overlooking the garden, storage cupboard; perfect for a walk in wardrobe if desired, aerial point and wall mounted radiator.

## BEDROOM 3

9'5" x 6'9" (2.88 x 2.08)

A further good sized bedroom, home office or nursery, comprising uPVC rear facing window and wall mounted radiator.

## BATHROOM

6'9" x 4'11" (2.07 x 1.5)

A sleek, contemporary bathroom, half tiled and panelled in marble effect, hosting a large, walk-in double shower with glass screen and luxurious drench shower above, white pedestal sink, low flush WC, wall mounted chrome heated towel rail and frosted uPVC window.

## BEDROOM 1/ ATTIC ROOM

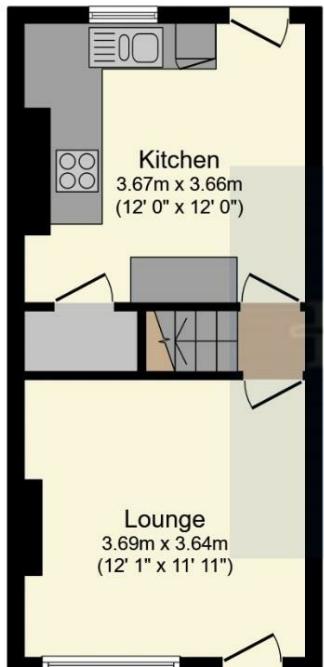
15'10" x 12'2" (4.85 x 3.71)

A great addition to this household, a loft conversion offers that extra space to use as you wish, comprising uPVC window drenching the space in natural light, contemporary glass balustrade, built in storage cupboard with shelving, additional eaves storage, characterful exposed beams, lighting, sockets and wall mounted radiator.

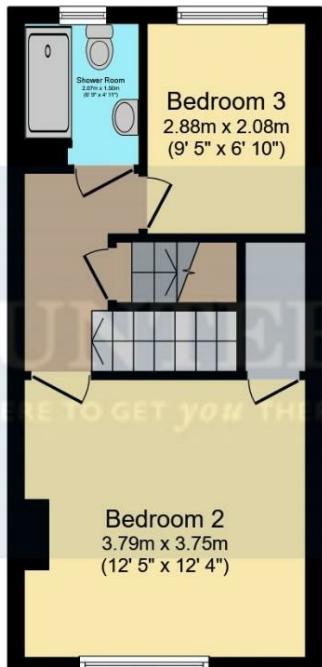
## EXTERIOR

To the rear of the property is a walled, long, easily maintained, landscaped garden, boasting a sizeable slabbed patio area, perfect for sitting out or entertaining in the summer months, well stocked flower beds and store room. Ample on street parking is available to the front and side of the property.

## Floorplan



**Ground Floor**



**First Floor**

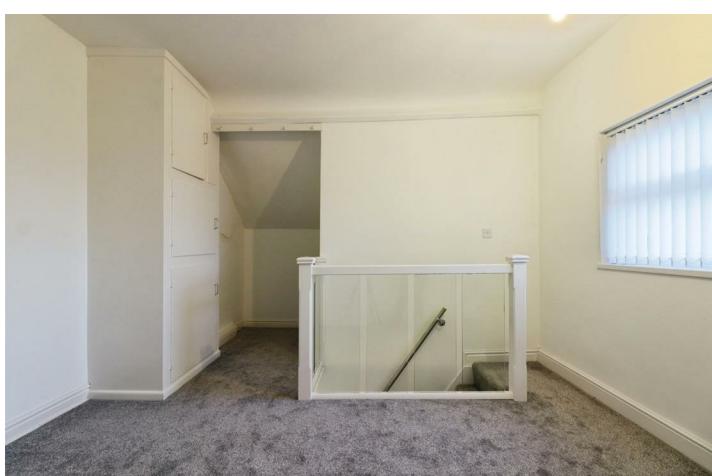


**Second Floor**

Total floor area 76.0 sq.m. (818 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 [www.focalagent.com](http://www.focalagent.com)

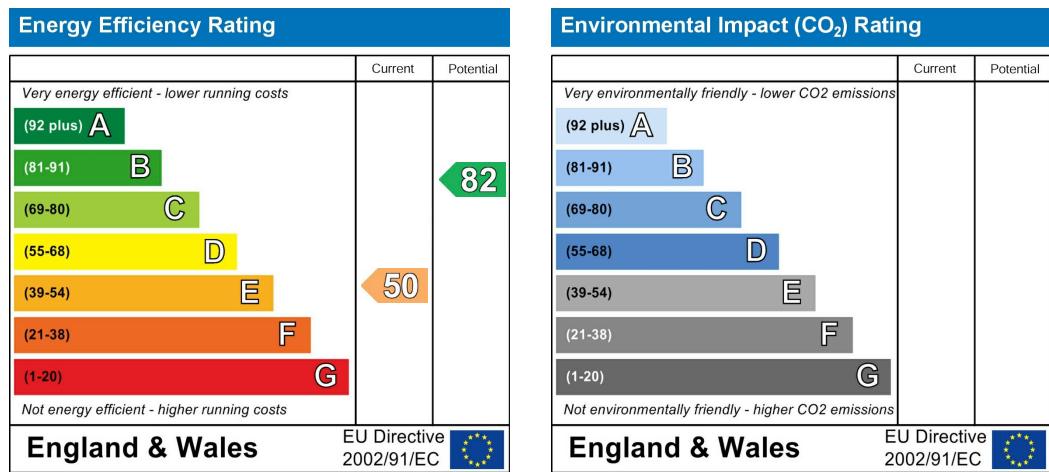




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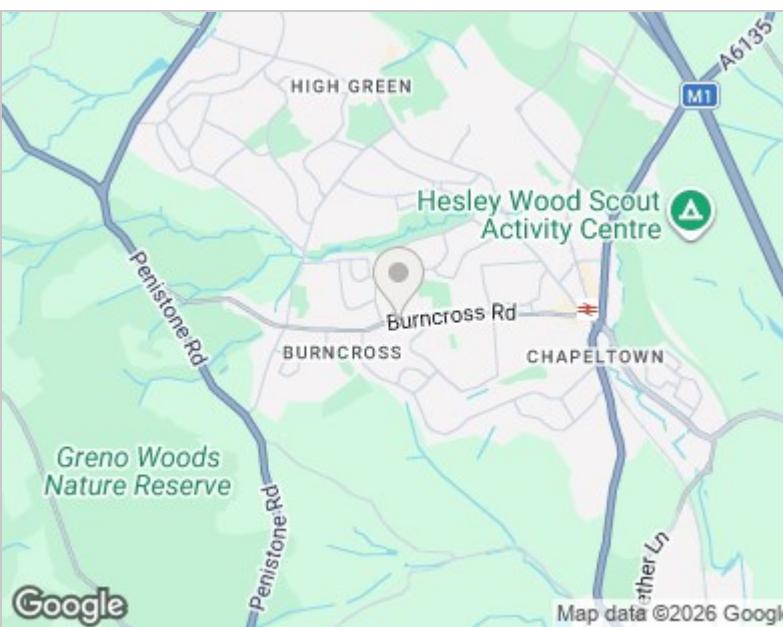
## Energy Efficiency Graph



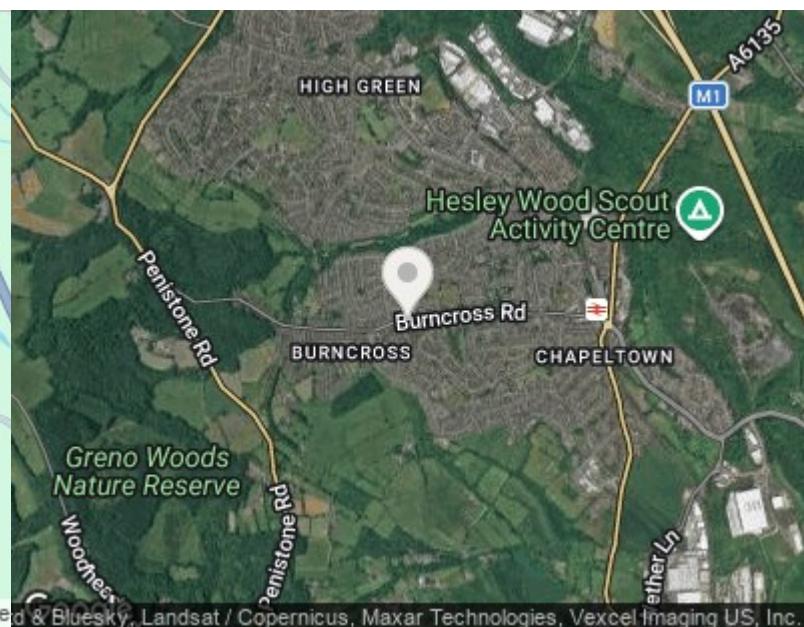
## Viewing

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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