



## Broad Inge Crescent

Chapeltown, S35 1RT

Offers In The Region Of £200,000



- 3 BED SEMI DETACHED
- SCOPE FOR EXTENSIONS
- NEUTRAL DECOR
- CONSERVATORY
- CORNER PLOT

- NO UPWARD CHAIN
- GREAT DIMENSIONS
- DETACHED GARAGE
- GOOD COMMUTER LOCATION
- EPC RATING - D

# Broad Inge Crescent

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NO UPWARD CHAIN! Nestled in the desirable area of Chapelton, Sheffield, this semi-detached house on Broad Inge Crescent presents an excellent opportunity for those seeking a property with great potential. Boasting three bedrooms and a well-proportioned reception room, this home offers ample living space for families or individuals alike.

The property is set on a generous plot, providing the perfect canvas for further extension or personalisation to suit your needs. With parking available for up to three vehicles, convenience is assured for both residents and guests.

While the house does require some upgrading, it is an ideal project for those looking to add their own touch and create a truly bespoke living environment. The generous room sizes throughout the property allow for a variety of layout options, making it easy to envision your dream home.

Briefly comprising entrance hall, living room, dining room, kitchen, conservatory, three good sized bedroom and a family bathroom. Viewing is highly recommended!

Situated in a sought-after location, this property is well-connected to local amenities and transport links, ensuring that everything you need is within easy reach. Whether you are a first-time buyer, a growing family, or an investor, this semi-detached house offers a unique opportunity to create a wonderful home in a vibrant community. Don't miss your chance to explore the possibilities that await in this charming property.

## ENTRANCE HALL

10'8" x 6'10" (3.25 x 2.08)

Through a glazed uPVC door leads into a roomy entrance hall, comprising wall mounted radiator, telephone point, stairs rising to the first floor and doors leading to the living room and kitchen.

## LIVING ROOM

13'6" x 10'7" (4.11 x 3.23)

A spacious living area with a large uPVC window drenching the room in natural light, wall mounted radiator.

## KITCHEN

12'0" x 7'9" (3.66 x 2.36)

A bright galley kitchen offering an array of white wooden wall and base units providing plenty of storage space, contrasting wood work surfaces, built in stainless steel sink and drainer with matching mixer tap, space for a gas hob and oven, integrated extractor fan, under counter space and plumbing for a washing machine, space for a tall fridge freezer, door leading to a large pantry, two uPVC windows and glazed uPVC door leading into the conservatory.

## CONSERVATORY

5'6" x 12'7" (1.68 x 3.84)

A handy addition to any household, offering extra space to use as you wish, currently used as a sitting room, comprising uPVC windows, French doors, lighting, sockets and a glazed uPVC door leading out to the driveway/garage.

## LANDING

10'4" x 6'1" (3.15 x 1.85)

A light and airy landing comprising built in storage cupboard housing the Combi boiler, uPVC window, loft hatch and doors leading to all bedroom and bathroom.

## BEDROOM 1

11'10" x 10'8" (3.61 x 3.25)

A large double bedroom comprising large rear facing uPVC window, wall mounted radiator and aerial point.

## BEDROOM 2

11'2" x 9'10" (3.40 x 3.00)

A further double bedroom, benefiting from a wall of fitted wardrobes adding that extra storage space we all crave, wall mounted radiator, aerial point and front facing uPVC window.

## BEDROOM 3

6'3" x 6'11" (1.90 x 2.11)

A good sized single bedroom comprising wall mounted radiator and front facing uPVC window.

## BATHROOM

5'6" x 6'4" (1.68 x 1.93)

A serene bathroom, fully tiled in natural tones, with white bath with shower over, white pedestal sink, white low flush WC, wall mounted chrome heated towel rail, inset spot lights and frosted uPVC window.

## GARAGE

15'10" x 11'1" (4.83 x 3.38)

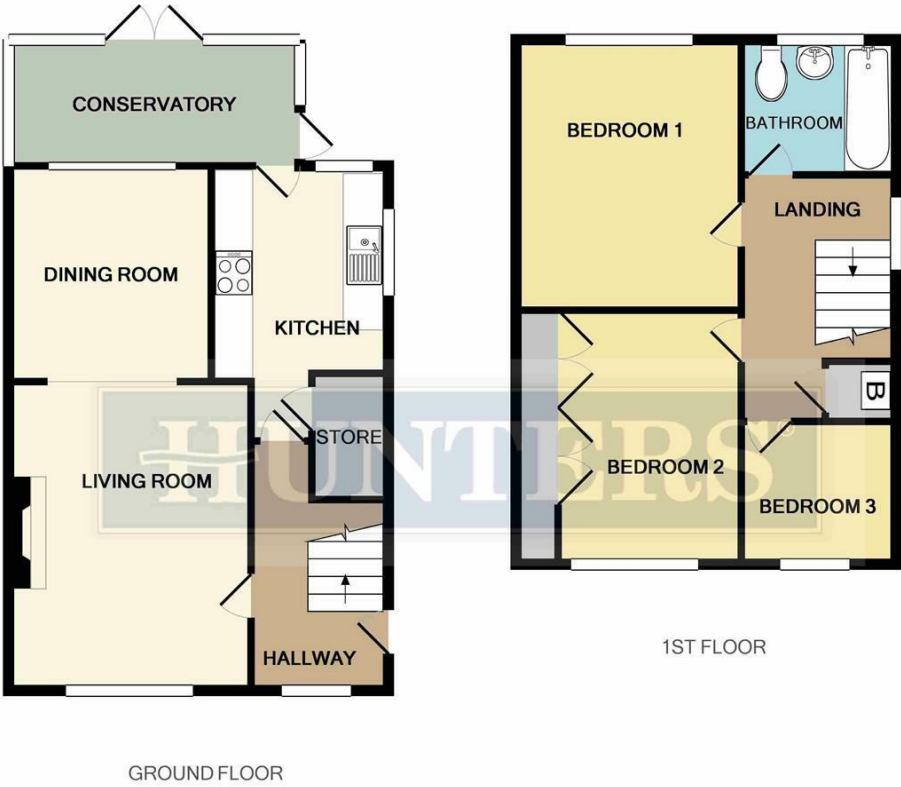
Offering secure off road parking or storage, benefiting from lighting, sockets, single glazed window over looking the garden and side door.

## EXTERIOR

The property boasts a sizeable corner plot, with a low maintenance, gravelled, walled garden to the front adorned with established bushes and trees and a extensive block paved driveway offering ample off road parking for up to three cars. To the rear of the property is a well maintained, sun trap of a garden, with two patio areas perfect for entertaining in the summer months, a well manicured lawn and an established hedge surrounding the garden adding to the privacy of the plot. There is a further area to the rear of the garage and to the side, offering great scope for extensions at this property.



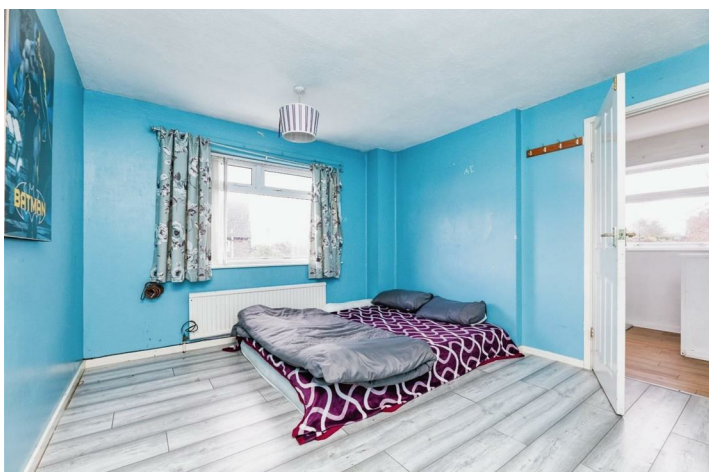
Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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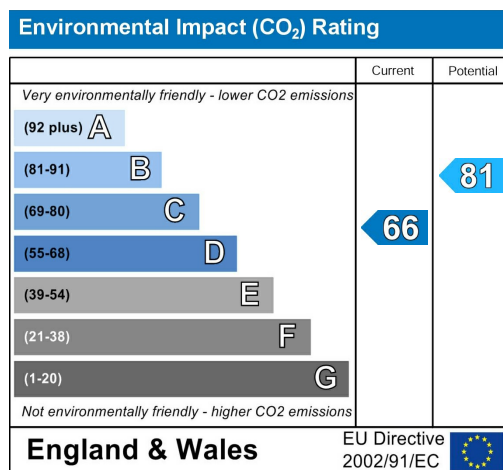
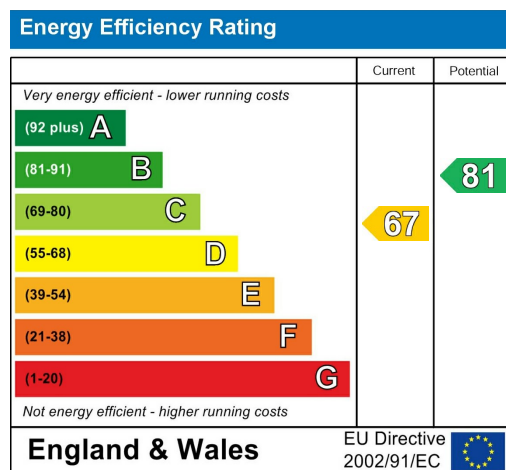








## Energy Efficiency Graph

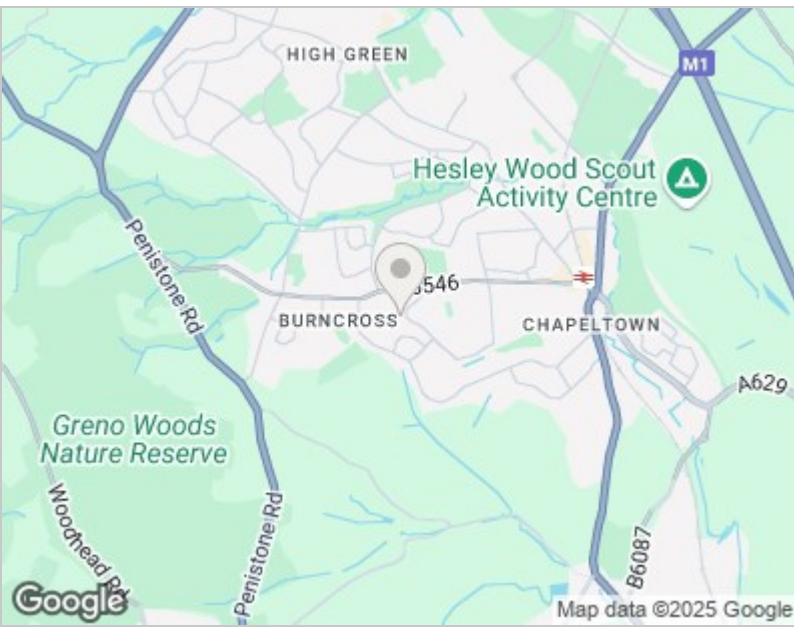


## Viewing

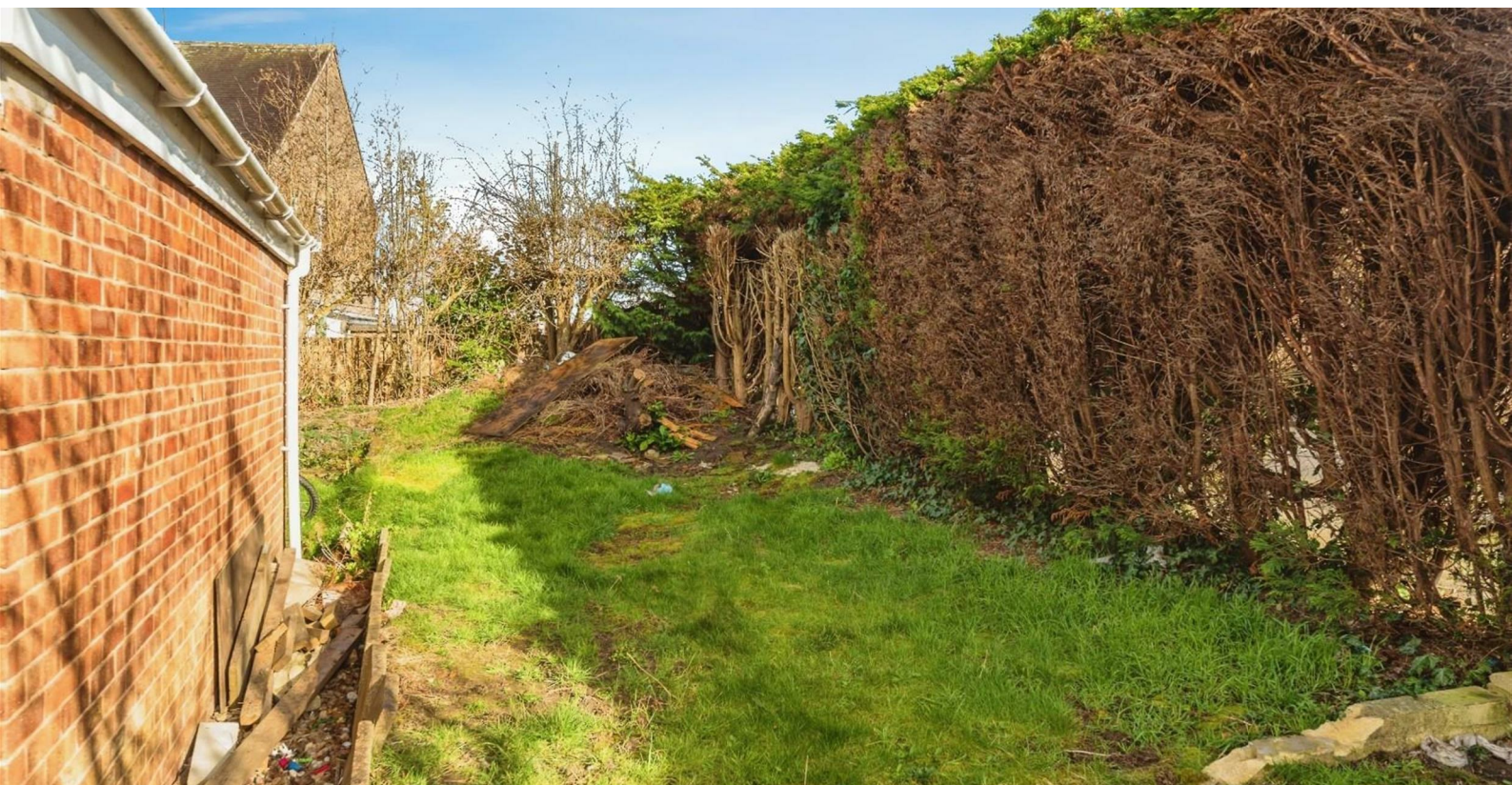
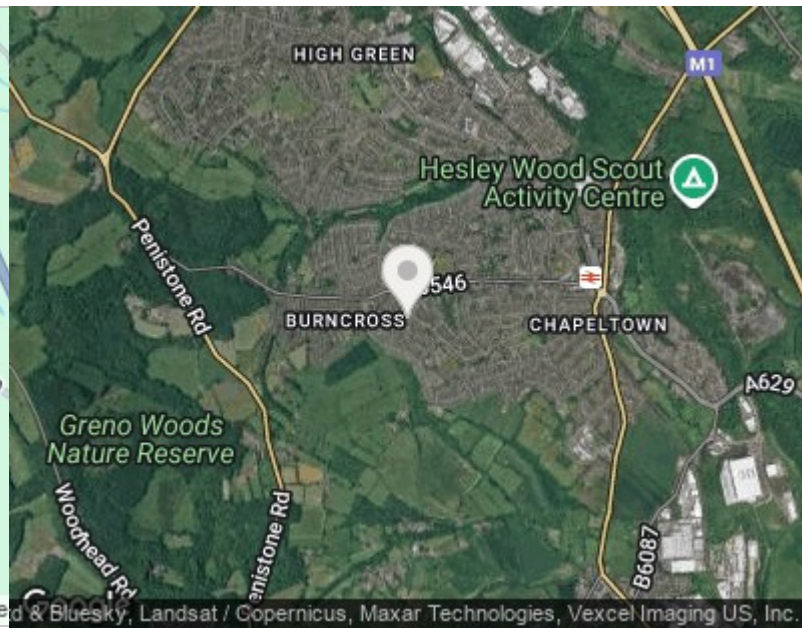
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



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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