



## Chapel Road

Chapelton, Sheffield, S35 1QL

Guide Price £230,000 - £240,000



- 3 BED LINKED DETACHED
- MODERN FIXTURES AND FITTINGS
- OFF ROAD PARKING AND GARAGE
- PUT YOUR OWN STAMP ON IT
- CLOSE TO AMENITIES

- SPACIOUS DIMENSION
- MOVE STRAIGHT IN
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX C



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GUIDE PRICE £230,000 - £240,000 Nestled in the desirable area of Chapel Road, Chapelton, Sheffield, this charming link-detached house presents an excellent opportunity for families seeking a lovely home in a great location. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house boasts a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this area.

This home is ready for you to move in without the hassle of renovations or repairs, allowing you to settle in and start enjoying your new surroundings immediately. The spacious layout throughout the property enhances the feeling of openness, making it ideal for family life.

Briefly comprising entrance , living room/ diner, kitchen, three good sized bedrooms, family bathroom .

Situated in a vibrant community, this property is close to local amenities, schools, and parks, making it an ideal choice for families. Whether you are looking to entertain guests or enjoy quiet evenings at home, this house offers the perfect blend of comfort and convenience. Do not miss the chance to make this delightful family home your own.



## ENTRANCE HALLWAY

Through a uPVC door leads to a roomy hallway comprising wall mounted radiator, doorway leading to the kitchen , living room and storage.

## KITCHEN

9'9 x 9'3 (2.97m x 2.82m)

An impressive, country style kitchen, offering an array of cream shaker wall and base units providing plenty of storage space, tiled splashback ,contrasting black laminate worktop, inset stainless steel sink and drainer with chrome mixer tap, integrated fridge/freezer and under counter space and plumbing for a washing machine, inset electric hob with extractor above, integrated double electric oven, , laminate flooring, uPVC window to the front.

## LIVING ROOM / DINING ROOM

16'3 x 14'10 (4.95m x 4.52m)

An elegant living room, boasting a captivating marble surround with gas fire giving a great focal point to the room, large sliding patio doors floods the room in natural light, uPVC door leads on to the garden, wall mounted radiators and aerial point.

## MASTER BEDROOM

14'4 x 9'4 (4.37m x 2.84m)

A sumptuous master suite, this bright and calming bedroom hosts a rear facing uPVC window, built in fitted over bed wardrobes and wall mounted radiator.

## BEDROOM 2

10'4 x 9'3 (3.15m x 2.82m)

A further good sized double comprising built in fitted cream wardrobes and draws ,uPVC front facing window and wall mounted radiator.

## BEDROOM 3

8'9 x 6'8 (2.67m x 2.03m)

Currently used as a single bedroom, nursery or home office, cream fitted furniture, rear facing uPVC window and wall mounted radiator.

## BATHROOM

6'7 x 5'5 (2.01m x 1.65m)

A generously sized, modern family bathroom, fully

tilled comprising bath with electric shower over, low flush WC, white pedestal sink, white towel rail, laminate flooring and frosted uPVC window.

## GARAGE

19'1 x 9'7 (5.82m x 2.92m)

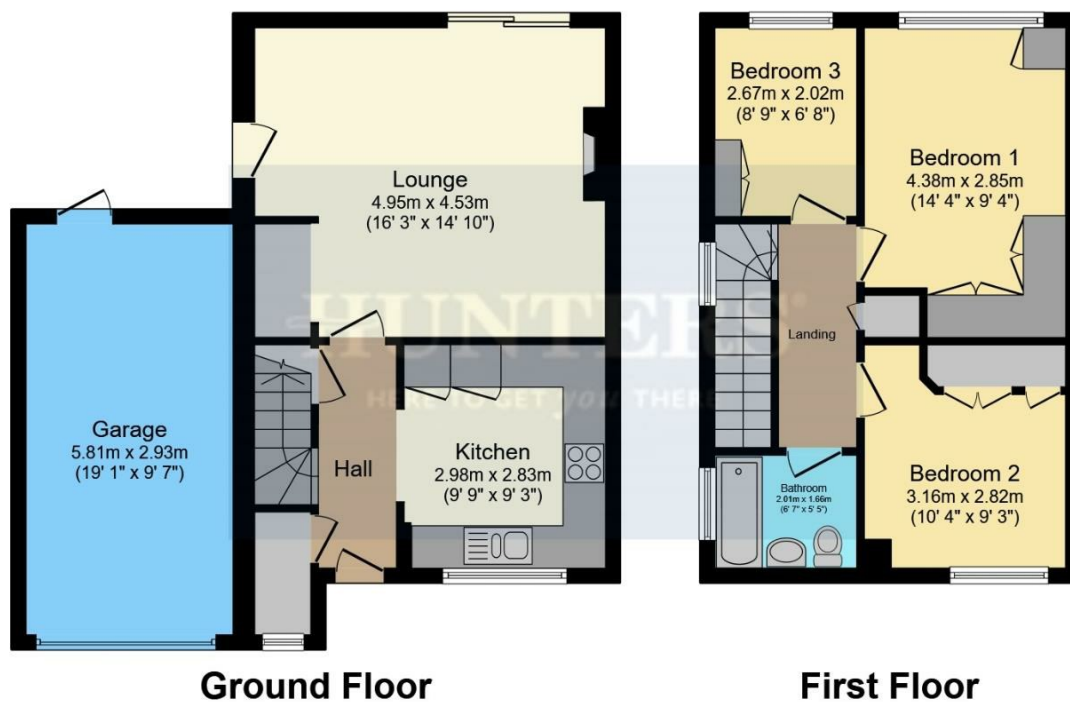
Offering secure off road parking or that extra storage we all crave, comprising roller door, wall mounted Combi boiler, outside tap, lighting and sockets throughout.

## EXTERIOR

To the front of the property is a patterned concrete driveway and garage providing ample off road parking. To the rear of the property is a fully enclosed low maintenance garden and paved seating area to the side.



## Floorplan



Total floor area 95.3 sq.m. (1,026 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)



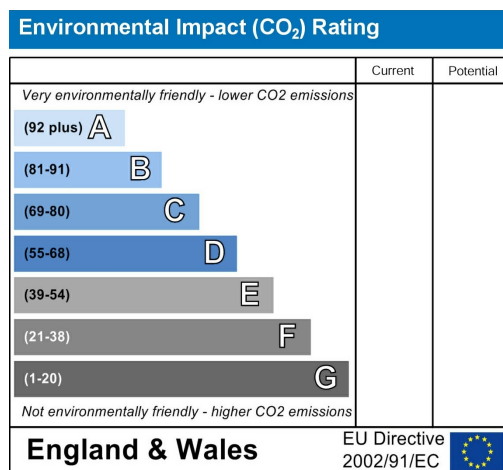
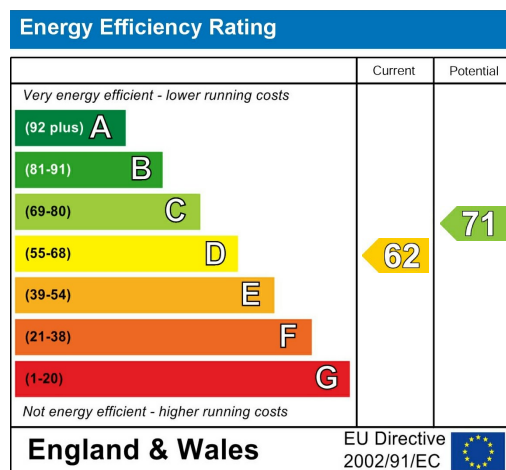








## Energy Efficiency Graph

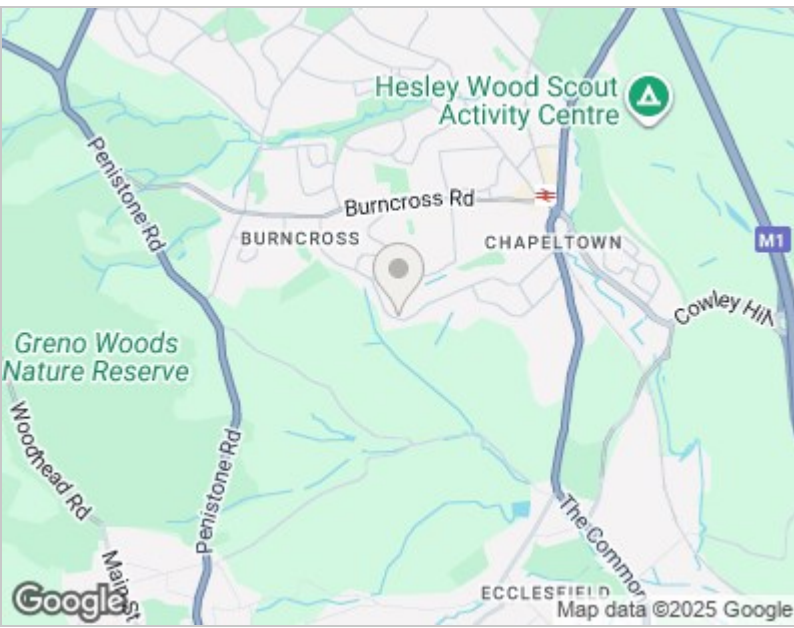


## Viewing

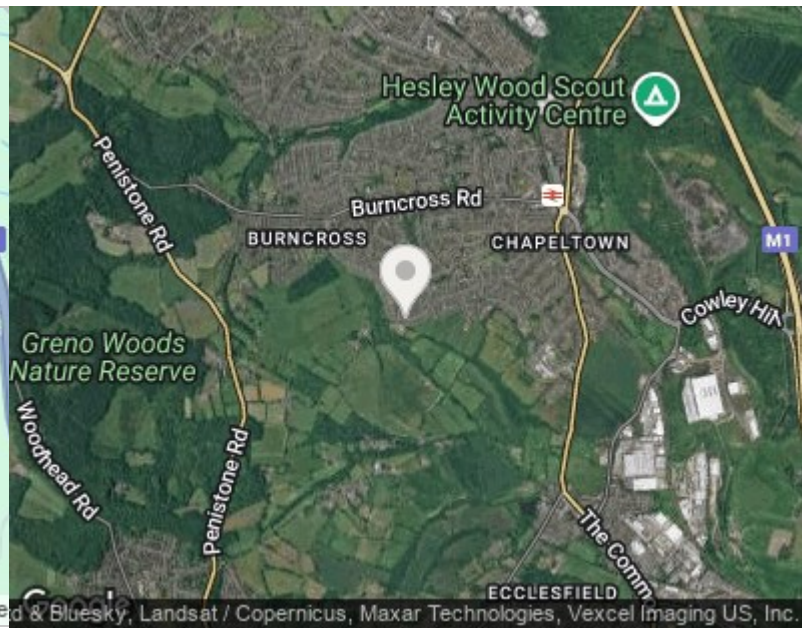
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Road Map



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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