



Sussex Road

Chapeltown, Sheffield, S35 2XL

Guide Price £160,000 - £170,000



- 2 BED GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- GENEROUS ROOM DIMENSIONS
- ALLOCATED PARKING
- MINUTES FROM THE M1

- OWN PRIVATE GARDEN
- NO UPWARD CHAIN
- PLENTY OF STORAGE
- WALKING DISTANCE TO ALL AMENITIES PLUS THE LOCAL TRAIN STATION
- COUNCIL TAX BAND B

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GUIDE PRICE £160,000 - £180,000. NO UPWARD CHAIN!! It is rare to find a flat with its own private entrance, a fully enclosed private garden and no communal areas, all on a single level. This two bedroom ground floor flat brings those things together, offering the feel of a home rather than an apartment.

Generous in its dimensions and neutrally decorated throughout, the flat is ready for you to put your own stamp on it. The wonderful open plan living space flows from kitchen to dining and living areas, making a great social room for family and friends, and there are two good sized double bedrooms to go with it. With a stylish kitchen and bathroom already in place, you can literally move straight in.

Situated in the heart of Chapelton, the flat is within walking distance of local amenities and the train station, with the M1 just five minutes away and good bus routes nearby. The flat also comes with an allocated parking space and a sizeable, yet easily maintained garden of its own, allowing it to appeal to first-time buyers, downsizers and investors alike.

Offered with no upward chain, early viewing is highly recommended to avoid missing out on this unique property.

ENTRANCE HALL

Your own composite glazed door opens into a roomy, inviting entrance hall, where two large storage cupboards provide the perfect cloakroom space and that extra storage we all crave. A wall mounted radiator completes this lengthy hall, with doors leading to all rooms.

LIVING/KITCHEN/DINER

18'9" x 16'11" (5.72 x 5.16)

This beautifully presented open plan living space enjoys plenty of natural light through three uPVC windows and uPVC French doors, which open out onto the patio area. The spacious living area features two wall mounted radiators, an aerial point and a telephone point, and opens seamlessly into a generously sized dining area, which in turn flows into the contemporary kitchen, creating a great social space for family life and entertaining.

The kitchen is fitted with an array of on-trend grey wall and base units providing ample storage, contrasted by black work surfaces, with subway tiled splashbacks between the units. Appliances include an inset stainless steel gas hob with a chimney style stainless steel extractor above, integrated electric oven and an integrated tall fridge freezer. There is also an inset one and a half bowl stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for a washing machine, and a housed combi boiler.

BEDROOM 1

12'9" x 10'0" (3.9 x 3.07)

An elegant double bedroom, flooded with light through two uPVC windows with integral blinds. The alcove is ideal for a wardrobe, and the room also has a wall mounted radiator, an aerial point and a telephone point.

BEDROOM 2

10'8" x 7'2" (3.27 x 2.19)

A further good sized double bedroom, once again with a useful little alcove for a wardrobe. A wall mounted radiator and a uPVC window complete the room.

BATHROOM

A modern bathroom, tiled and decorated in fresh white, fitted with a bath with shower over, a white pedestal sink and a low flush WC. Finishing touches include a wall mounted chrome heated towel rail, a shaver point and an extractor fan.

EXTERIOR

It is not often you find a flat with a fully enclosed private garden, and this is a real selling point. The sizeable garden features a slabbed patio, ideal for sitting out in the summer months, with the remainder mainly laid to lawn. A shed provides outdoor storage, and there is an outdoor tap. An allocated parking space for the flat is located just through the gate.

Floorplan



Floor Plan

Total floor area: 65.5 sq.m. (705 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

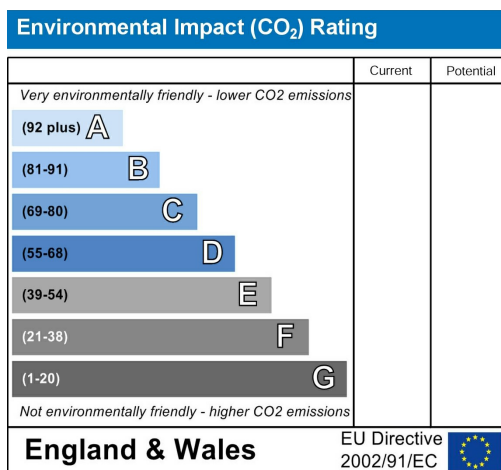
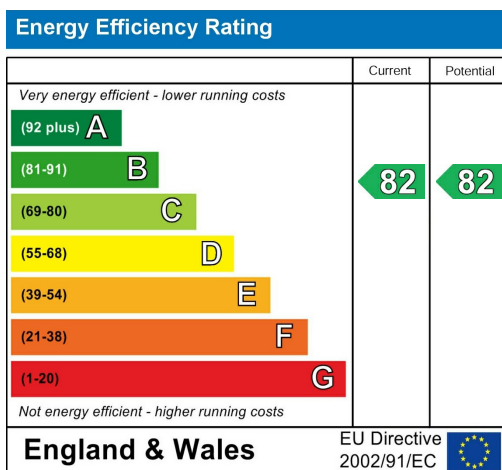
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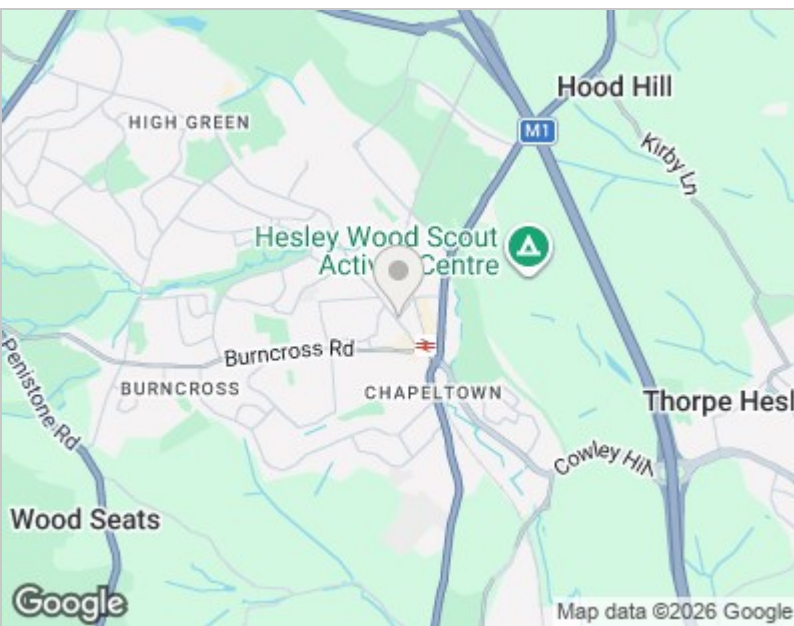
Energy Efficiency Graph



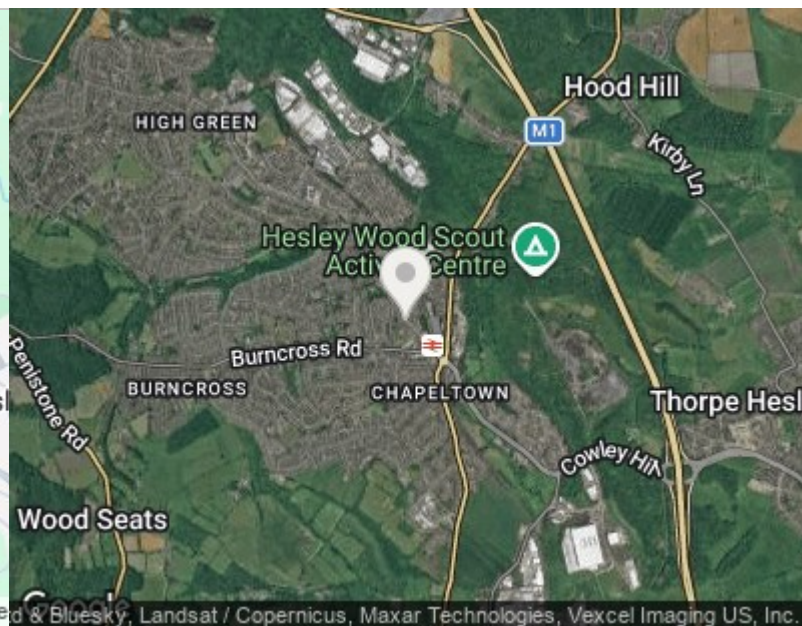
Viewing

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





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