



Burns Drive

Chapeltown, Sheffield, S35 1SP

Guide Price £140,000 - £150,000



- 2 BED GROUND FLOOR APARTMENT
- FULLY REFURBISHED THROUGHOUT
- WELL MAINTAINED PRIVATE GARDEN
- EXTRA UTILITY ROOM
- CLOSE TO AN ARRAY OF AMENITIES

- NO UPWARD CHAIN
- BRAND NEW KITCHEN AND BATHROOM
- JUST ADD CARPETS
- PRIVATE ENTRANCE
- COUNCIL TAX BAND A

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GUIDE PRICE £140,000 - £150,000. Located on Burns Drive in the popular area of Chapeltown, Sheffield, this newly refurbished ground floor flat presents an excellent opportunity for those seeking a modern and stylish living space. With two well-proportioned bedrooms and a contemporary bathroom, this property is perfect for individuals or small families looking for comfort and convenience.

Conveniently located, this flat is just minutes away from a variety of amenities, ensuring that daily necessities are easily accessible. Additionally, with the M1 motorway and local train station nearby, and direct roads leading to Sheffield, Barnsley, and Rotherham; commuting is straightforward and efficient.

This sleek flat boasts a brand new, on-trend kitchen, designed to meet the needs of today's lifestyle. The stylish grey shower room adds a touch of elegance, ensuring that every detail has been thoughtfully considered. The flat is ready for you to personalise, with the only requirement being the addition of carpets to complete the look.

Briefly comprising entrance hall, utility room, living room, breakfast kitchen and two good sized bedrooms.

One of the standout features of this property is the private, well-maintained garden at the rear, providing a tranquil outdoor space for relaxation or entertaining. The absence of any upward chain means that you can move in without delay, making this an ideal choice for those eager to settle into their new home.

This property offers a perfect blend of modern living and convenience, making it a must-see for anyone looking for their first home or downsizing to single storey. Don't miss the chance to view this delightful flat... book your viewing today!

ENTRANCE HALL

Through a private entrance hosting a composite glazed door leads into a room entrance hallway, a great cloak room space, comprising wall mounted radiator and laminate flooring.

UTILITY ROOM

5'9" x 5'8" (1.77 x 1.75)

A handy additional space, hosting a dark blue base unit, grey work surface, under counter space and plumbing for appliances, non slip flooring, extractor fan and glazed composite door leading to the garden.

HALLWAY

Boasting a large built in storage cupboard, laminate flooring, wall mounted radiator, wall light and doors leading to all rooms.

LIVING ROOM

13'6" x 10'9" (4.14 x 3.28)

A light and airy living space, drenched in natural light through a large front facing uPVC window, boasting a contemporary white fireplace with electric remote control log effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator.

BREAKFAST KITCHEN

10'2" x 8'9" (3.10 x 2.67)

A brand new, stylish breakfast kitchen hosting an array of dark blue wall and base units, contrasting grey work surfaces, inset Belfast sink with chrome mixer tap, inset electric hob with matt black extractor hood above, integrated electric oven, housed wall mounted brand new Combi boiler, tiled flooring, wall mounted radiator, additional extractor fan and two uPVC windows.

BEDROOM 1

10'9" x 10'9" (3.28 x 3.28)

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

BEDROOM 2

8'9" x 7'8" (2.68 x 2.34)

A further good sized second bedroom, nursery or

home office, comprising wall mounted radiator and rear facing uPVC window.

BATHROOM

6'7" x 6'6" (2.03 x 1.99)

A sleek shower room, tiled in 'on trend' grey, comprising double shower cubicle with electric shower, low flush WC, white pedestal sink, wall mounted chrome heated towel rail, extractor fan and frosted uPVC window.

EXTERIOR

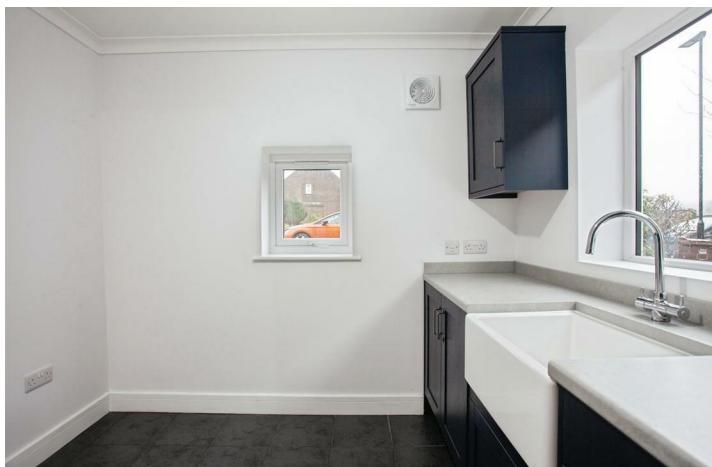
The front of the property boasts well maintained lawns, established trees and shrubs and plenty of on street parking available. To the rear of the property is a fully enclosed, beautifully kept, private garden space hosting a sizeable lawn, well stocked borders, shed for outdoor storage, outdoor tap and two slabbed patio areas perfect for entertaining or sitting out on an evening in the summer months

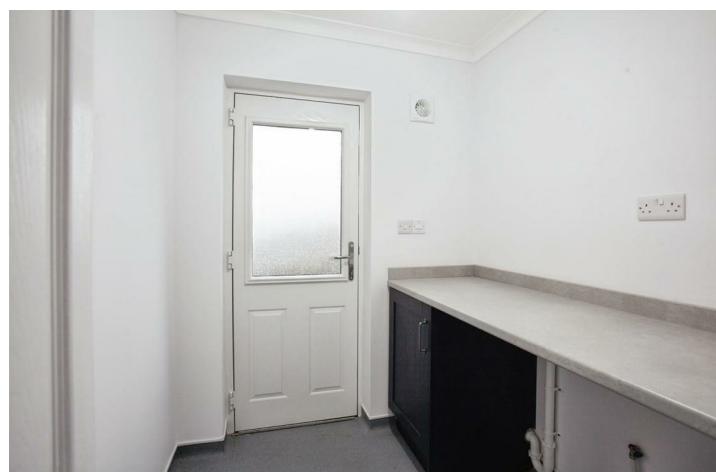
Floorplan

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



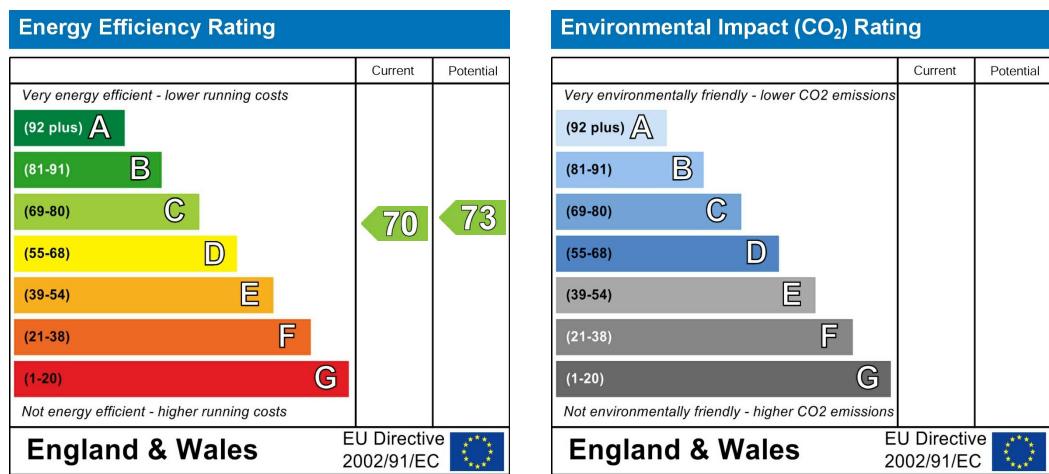
TOTAL FLOOR AREA: 594 sq ft. (55.2 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and should not be relied upon as an accurate representation of the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropix 6.22.26





Tel: 0114 257 8999

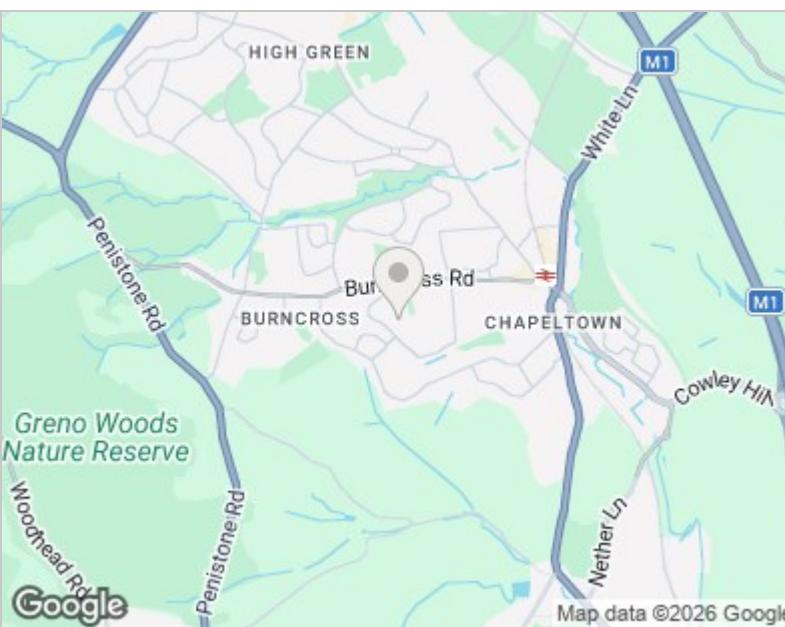
Energy Efficiency Graph



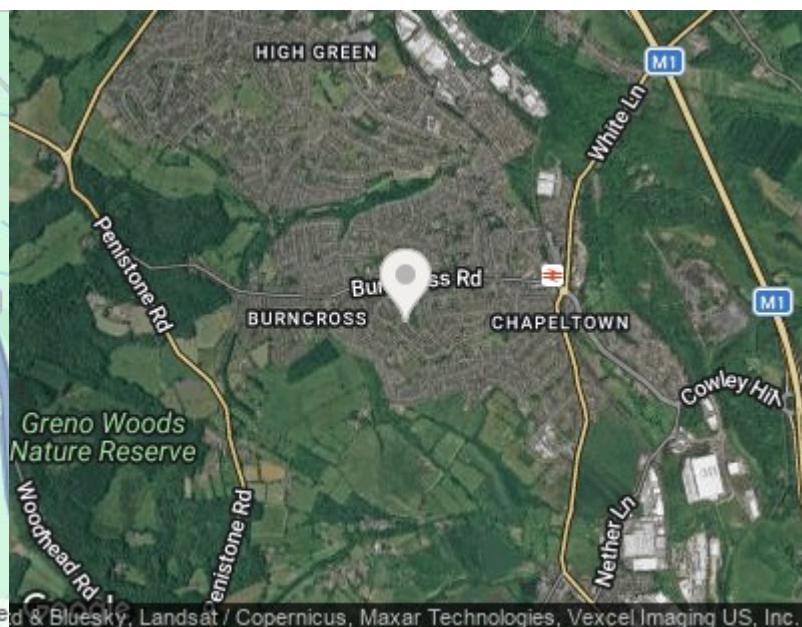
Viewing

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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