



Blackburn Drive

Chapeltown, S35 2EX

Guide Price £220,000 - £240,000

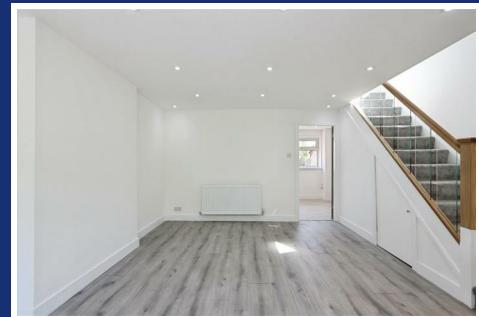
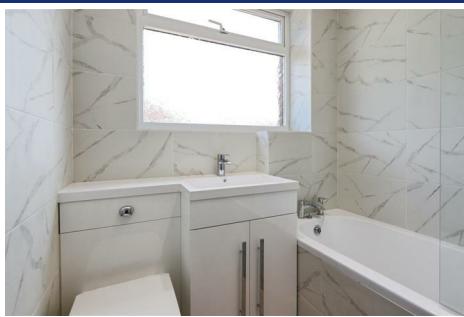


- 3 BED SEMI DETACHED
- FULLY RENOVATED
- GENEROUS DIMENSIONS
- MOVE STRAIGHT IN
- AMPLE OFF ROAD PARKING
- NO UPWARD CHAIN
- STYLISH KITCHEN AND BATHROOM
- FRESH WHITE DECOR AND NEW FLOORING
- LOW MAINTENANCE GARDEN
- COUNCIL TAX BAND B

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GUIDE PRICE £220,000 - £230,000. NO UPWARD CHAIN! Nestled on Blackburn Drive in the charming area of Chapeltown, this delightful three-bedroom house offers a perfect blend of modern living and comfort. The property has been fully renovated throughout, making it an ideal choice for those seeking a move-in ready home. Located across from parkland, a short walk to local amenities, surrounded by outstanding schools, minutes away from the M1 and with direct roads leading to Sheffield Centre, Barnsley and Rotherham.

As you step inside, you will be greeted by a bright and airy reception room, adorned with fresh white decor and new flooring that creates a welcoming atmosphere. The heart of the home is undoubtedly the brand new stylish kitchen/diner, which boasts contemporary fittings and ample space for culinary creativity. The bathroom has also been tastefully updated, ensuring a luxurious experience for residents and guests alike.

The three well-proportioned bedrooms provide plenty of space for relaxation and rest, making this property suitable for families or those looking for extra room. Outside, the low maintenance garden offers a serene retreat, perfect for enjoying the outdoors without the hassle of extensive upkeep. For those with vehicles, the property features ample off-road parking on a block-paved double driveway, providing convenience and security.

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

In summary, this beautifully renovated house on Blackburn Drive is a must-see for anyone seeking a stylish and practical home in Chapeltown. With its modern amenities and convenient location, it is sure to attract interest from a variety of buyers. Book your viewing today to avoid disappointment!

ENTRANCE HALL

Through a glazed uPVC door leads into a handy entrance hall, comprising laminate flooring, perfect for muddy paws or wellies, a large built in storage cupboard offers great cloakroom space, also comprising inset spots and door leading through into the living room.

LIVING ROOM

15'10" x 14'7" (4.83 x 4.45)

A light and airy living room, drenched in natural light through a large front facing uPVC window, also hosting laminate flooring, inset spots, wall mounted radiator, under stairs storage cupboard and stairs rising to the first floor with an impressive Oak and Glass balustrade.

KITCHEN/DINER

14'6" x 8'1" (4.43 x 2.47)

A sleek kitchen/diner, a great family hub or social space, boasting an array of white gloss wall and base units providing plenty of storage space, white work surfaces, marble effect splash back tiling, inset stainless steel sink and drainer with matching mixer tap, inset stainless steel gas hob with extractor hood above, integrated electric oven, integrated tall fridge/freezer, under counter space and plumbing for washing machine, wood effect tiled flooring, inset spotlights, large built in storage cupboard, wall mounted radiator, two uPVC windows and glazed door leading to the rear garden.

LANDING

Comprising uPVC window, inset spots, statement oak/glass balustrade and loft hatch.

BEDROOM 1

14'1" x 8'3" (4.31 x 2.54)

A large double bedroom, comprising uPVC window, inset spots and wall mounted radiator.

BEDROOM 2

10'0" x 8'2" (3.06 x 2.51)

A further good sized double comprising uPVC rear facing window, wall mounted radiator and inset spots.

BEDROOM 3

7'0" x 6'0" (2.14 x 1.83)

A further good sized single bedroom, could also be used as a home office or nursery, offering a large built in storage cupboard, wall mounted radiator, inset spots and front facing uPVC window.

BATHROOM

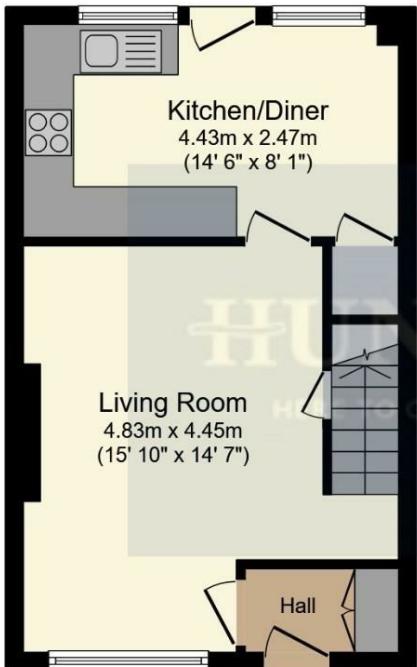
5'11" x 5'10" (1.81 x 1.78)

A stylish, contemporary monochrome bathroom, full tiled in marble effect tiles, hosting a bath with drench shower over, white gloss vanity unit with inset sink and low flush WC, wall mounted chrome heated towel rail, extractor fan, inset spot and frosted uPVC window.

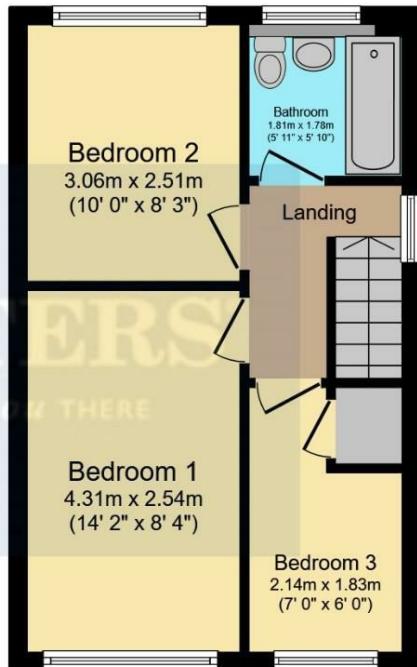
EXTERIOR

The front of the property holds a modern aesthetic along with an extensive driveway creating off road parking for two cars comfortably. To the rear of the property is a fully enclosed, low maintenance, sun drenched garden hosting a sizeable paved patio area perfect for sitting out or entertaining in the summer months, mainly laid to lawn with established borders, shed for outdoor storage, brick built BBQ, lighting and outdoor tap.

Floorplan



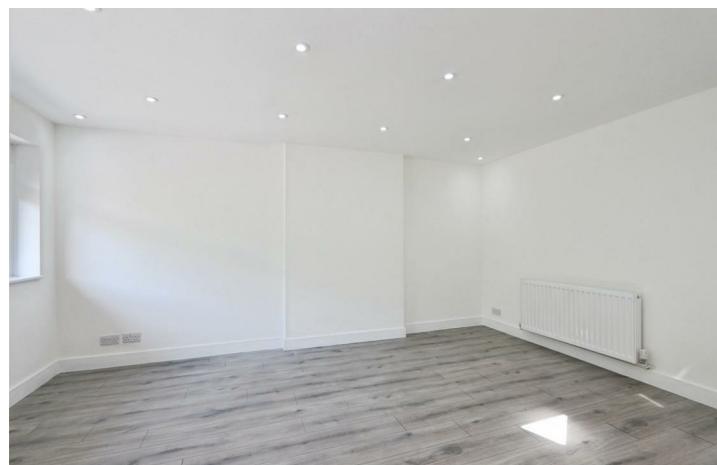
Ground Floor

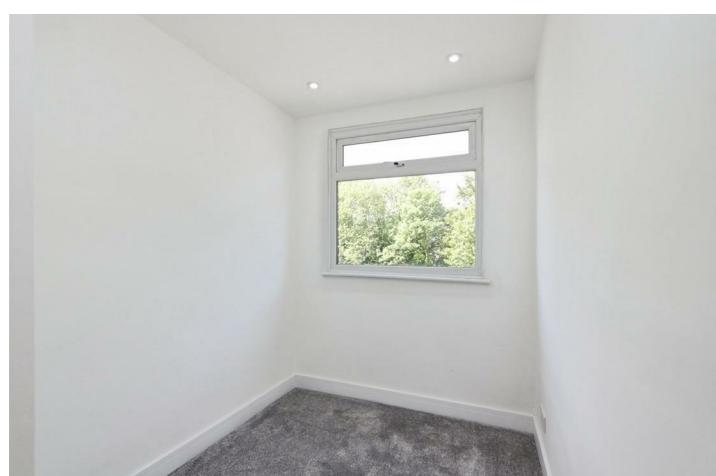


First Floor

Total floor area 66.8 sq.m. (719 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





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Energy Efficiency Graph

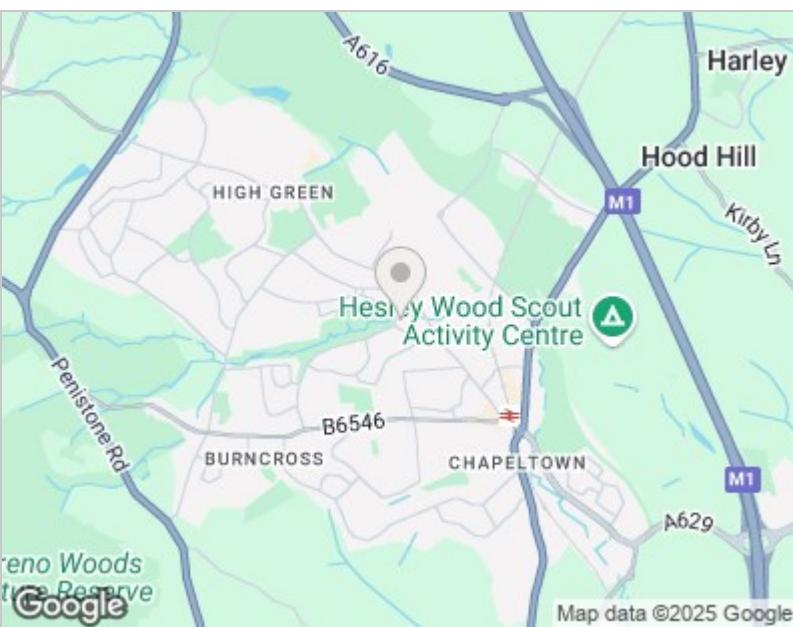
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

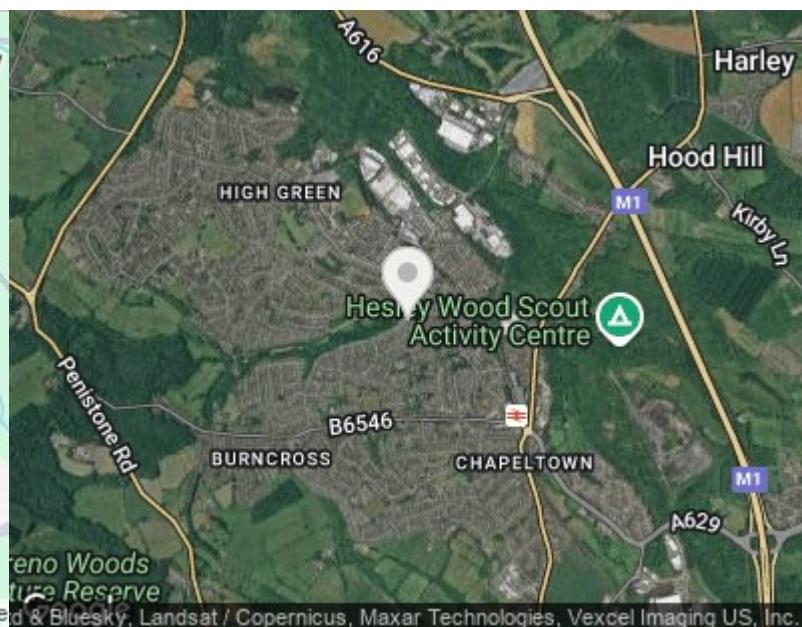
Viewing

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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