

# HUNTERS®

HERE TO GET *you* THERE



## Hazel Grove

Chapeltown, Sheffield, S35 1TW

Offers In The Region Of £295,000



- 3 BED SEMI DETACHED
- FULLY RENOVATED
- NEW DECOR AND FLOORING THROUGHOUT
- LARGE GARDEN
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- BRAND NEW KITCHEN AND BATHROOM
- UPGRADED CONSERVATORY
- DETACHED GARAGE
- EPC RATING C COUNCIL TAX B

Tel: 0114 257 8999

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Offers In The Region Of



NO UPWARD CHAIN! STEP INSIDE THIS BEAUTIFULLY REFURBISHED 3 BED SEMI DETACHED LOCATED ON A QUIET POPULAR ROAD IN THE SOUGHT AFTER COMMUTER LOCATION OF CHAPELTOWN, walking distance to an array of amenities, surrounded by reputable, outstanding schools, minutes away from the M1 and train station and with direct roads leading to Sheffield, Rotherham and Barnsley. The property has recently undertaken a full upgrade with a new kitchen and bathroom, decoration and new flooring throughout, new boiler, new roof on the conservatory, upgraded wiring/sockets to name but a few and with no upward chain it is ready to move straight in! Briefly comprising entrance hall, living room, dining room, kitchen, conservatory, three good sized bedroom, bathroom, separate WC and detached single garage. Must be seen to truly appreciate the location, size, plot and specification...book now to avoid disappointment!

## Entrance Hall

14'07" x 7'01" (4.45m" x 2.16m")

Through a glazed uPVC door leads into an impressively large entrance hall, comprising uPVC window, wall mounted radiator and door leading to a handy under stairs storage cupboard complete with lighting and uPVC window.

## Living Room

14'07" x 11'11" not including bay (4.45m" x 3.63m" not including bay)

A light and airy living room drenched in natural light through a large front facing uPVC bay window, comprising moulded wall mounted radiator around the bay and a large archway opening out into the dining area, creating a great social space.

## Dining Room

10'04" x 7'08" (3.15m" x 2.34m")

Comprising large uPVC window overlooking the garden, wall mounted radiator and door leading directly to the kitchen area. Scope here to knock through to the kitchen and create a large open plan kitchen/diner living room if desired.

## Kitchen

8'08" x 7'02" (2.64m" x 2.18m")

A stylish and sleek light grey gloss kitchen offering an array of wall and base units providing plenty of storage space, contrasting dark grey work surfaces, inset grey sink and drainer with black mixer tap, new integrated ceramic electric hob and oven, black extractor hood above, brand new under counter fridge, freezer and washing machine, wall mounted Combi boiler, tall vertical black radiator, uPVC window and glazed uPVC door leading into the conservatory.

## Conservatory

7'00" x 5'06" (2.13m" x 1.68m")

Could be used as a further seating area, utility room or storage area, complete with easy clean vinyl flooring perfect for muddy wellies or paws, lighting, sockets and new glazed uPVC door and frame leading to the rear garden.

## Stairs and Landing

9'02" x 7'01" (2.79m" x 2.16m")

A wide stairway ascends to the first floor landing, complete with uPVC window, built in storage cupboard, loft hatch and doors leading to all bedrooms and bathrooms.

## Bedroom 1

11'11" x 11'04" not including bay (3.63m" x 3.45m" not including bay)

A generously sized master bedroom boasting grey wooden fitted wardrobes, further built in storage cupboards, large uPVC front facing bay window and shaped radiator around the bay.

## Bedroom 2

11'11" x 10'07" (3.63m" x 3.23m")

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

## Bedroom 3

7'06" x 7'02" (2.29m" x 2.18m")

The perfect nursery, home office or single bedroom complete with front facing uPVC window and wall mounted radiator.

## Bathroom

5'06" x 4'09" (1.68m" x 1.45m")

A contemporary bathroom fully tiled in on trend grey, complete with bath with plumbed in shower over, grey oak effect vanity unit with inset ceramic sink, wall mounted chrome heated towel rail and frosted uPVC window.

## WC

4'09" x 2'09" (1.45m" x 0.84m")

Perfect for a busy household, this fully tiled, separate WC comprises new low flush WC and frosted uPVC window.

## Garage

16'09" x 9'03" (5.11m" x 2.82m")

Offering extra storage or secure parking, complete with up and over brand new garage door, two glazed window, sockets and lighting.

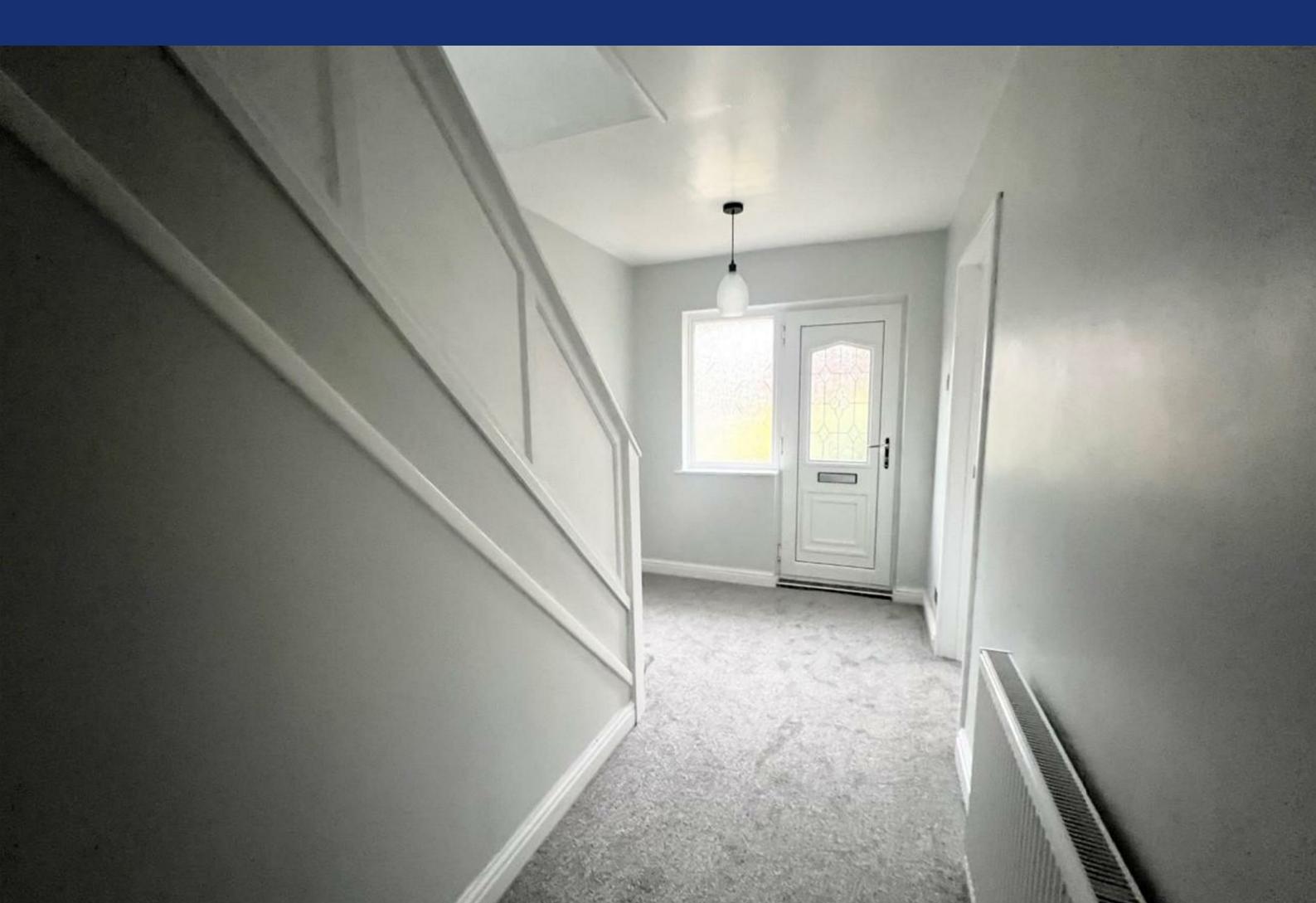
## Exterior

The front of the property boasts great kerb appeal with established trees and shrubs adding plenty of colour to the front and showcasing the autumnal colours right now. A long drive leading to the garage offer off road parking for at least two cars. To the rear of the property is a fully enclosed, well landscaped garden, complete with neat lawn, an extensive slabbed patio perfect for entertaining in the summer months, outdoor brick built store for further storage and outdoor tap.

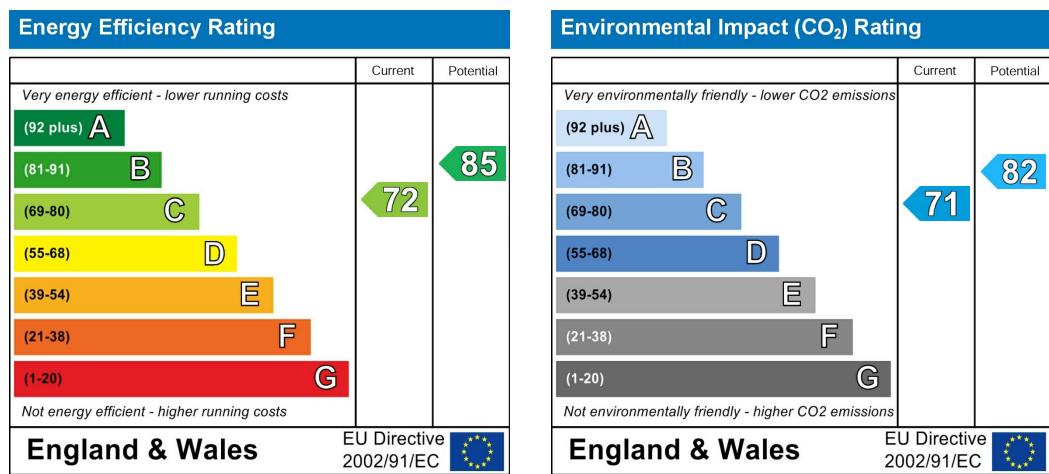
## Floorplan







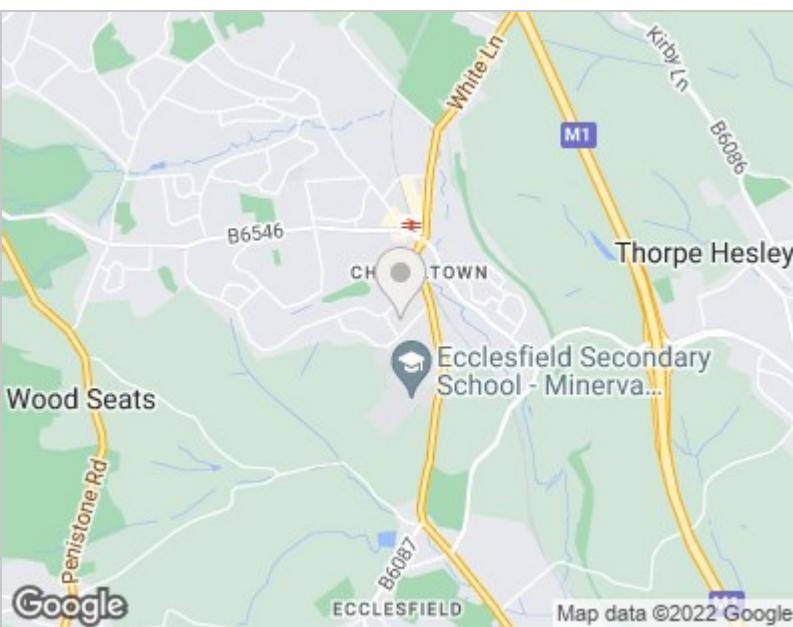
## Energy Efficiency Graph



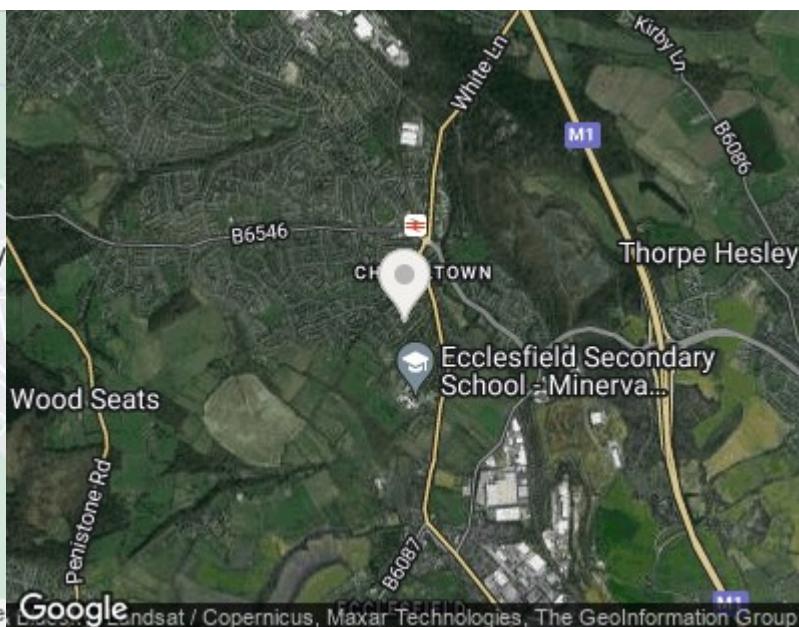
## Viewing

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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