



Nether Ley Gardens

Chapeltown, Sheffield, S35 1AH

Asking Price £240,000



- 3 BED EXTENDED SEMI
- STYLISH DECOR THROUGHOUT
- GOOD SIZED BEDROOMS
- IMPRESSIVE KITCHEN DINER
- LOTS OF LIVING SPACE
- AMPLE OFF ROAD PARKING WITH SCOPE FOR MORE
- WALKING DISTANCE TO SHOPS AND TRAIN STATION
- GOOD COMMUTER LOCATION
- SOUGHT AFTER ESTATE
- COUNCIL TAX BAND B

Nether Ley Gardens

Chapelton, Sheffield, S35 1AH

Asking Price £240,000



Nestled in the sought after Nether Ley Gardens of Chapelton, Sheffield, this beautiful, extended three-bedroom semi detached house offers a perfect blend of character and modern living. Convenience is key, as this home is within walking distance to the local train station, making commuting a breeze. Additionally, the vibrant shops of Chapelton are just a short stroll away, offering a variety of amenities to cater to your everyday needs. Additionally the property is surrounded by reputable schools for all ages and has direct roads leading to the M1, Sheffield, Rotherham and Barnsley.

The property boasts a stunning large kitchen/diner, which serves as the heart of the home, providing ample space for family gatherings and entertaining guests. The kitchen is filled with character and texture, making it a warm and inviting area to enjoy meals and create lasting memories. Each of the good-sized bedrooms offers a comfortable retreat, ensuring that everyone in the household has their own personal space. For those with vehicles, there is a long driveway for two cars with scope to create further parking if desired, enhancing the practicality of this lovely home.

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

This property is an excellent opportunity for families or individuals seeking a well-located residence with character and potential. Don't miss the chance to make this charming house your new home.

KITCHEN/DINER

25'1" x 20'8" (7.65 x 6.32)

Through a glazed uPVC door your firstly greeted by a small cloakroom area, handy for coats and boots, then through an archway leads into an impressively stylish, spacious kitchen/diner, a great family hub or social space, hosting an array of black wall and base units, contrasting textured solid oak work surfaces and breakfast bar, inset ceramic sink and drainer, a free standing Range cooker with gas hob and electric ovens, black extractor over, under counter space and plumbing for washing machine, inset spotlights, 3 uPVC windows, Herringbone effect laminate flooring, two wall mounted radiators and built in storage cupboard also housing the boiler, glazed uPVC door leading directly out to the rear garden. This expansive 'L' shaped room also gives space for designated dining area and a further seating area/play area if desired.

LIVING ROOM

13'6" x 12'8" (4.14 x 3.88)

A sumptuous living room, hosting a wooden fireplace with marble surround giving a great focal point to the room and scope to install a fire for those cosy winter nights, also hosting industrial style ambient wall lights, wall mounted radiator, aerial point, telephone point, uPVC window and stairs rising to the first floor.

LANDING

Comprising loft hatch with fitted ladders leading to a partially boarded loft with lighting. Doors lead to a large built in storage cupboard, all bedrooms and bathroom

BEDROOM 1

21'3" x 7'4" (6.5 x 2.25)

Currently used as a nursery and playroom, this large master bedroom is drenched in natural light with uPVC windows to both the front and rear elevation, also comprising two wall mounted radiators and loft hatch to a further storage space over the extension,

BEDROOM 2

10'10" x 9'9" (3.31 x 2.98)

An elegant double bedroom hosting sliding fitted wardrobes, characterful wall panelling, inset spotlights, wall mounted radiator and front facing uPVC window.

BEDROOM 3

10'7" x 6'6" (3.24 x 2)

Currently used as a guest room, but could also be used as a single bedroom, nursery or home office, comprising rear facing uPVC window and wall mounted radiator.

BATHROOM

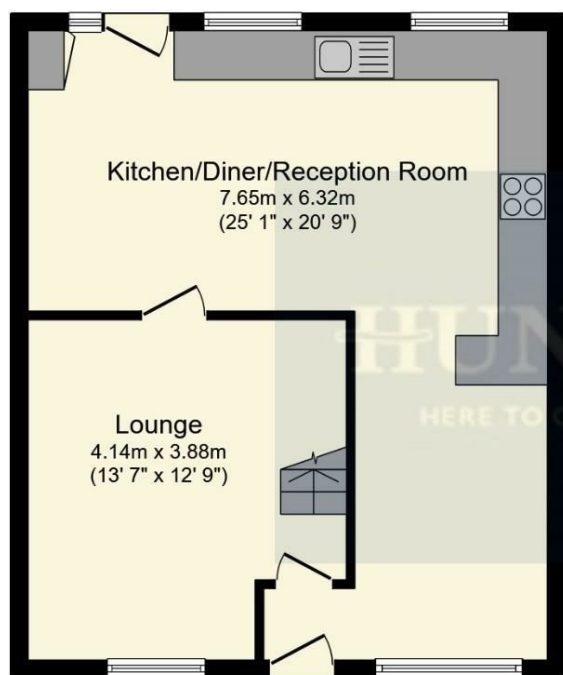
5'7" x 5'6" (1.71 x 1.7)

A contemporary, generously sized family bathroom hosting a bath with electric shower over, white pedestal sink, low flush WC, wall mounted radiator, tiled floor, inset spots and frosted uPVC window.

EXTERIOR

The front of the property boasts a long driveway providing off road parking for two cars and a neat lawn which could also give scope to creating further parking if desired. To the rear of the property is a sunken garden, hosting a large decked patio perfect for sitting out or entertaining in the summer months, a further slabbed patio, handy shed for outdoor storage, sizeable lawn with surrounding well stocked flower beds, outdoor tap, outdoor sockets and lighting.

Floorplan



Ground Floor



First Floor

Total floor area 90.4 m² (973 sq.ft.) approx

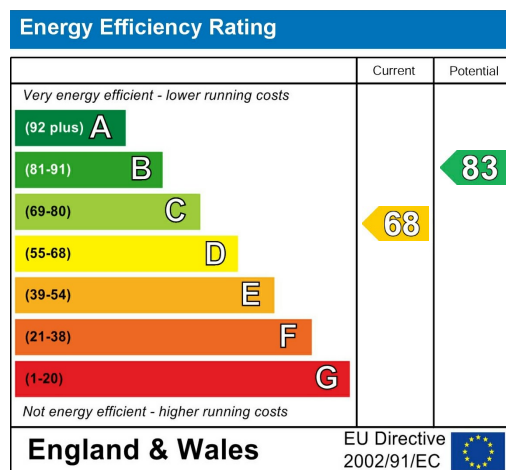
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







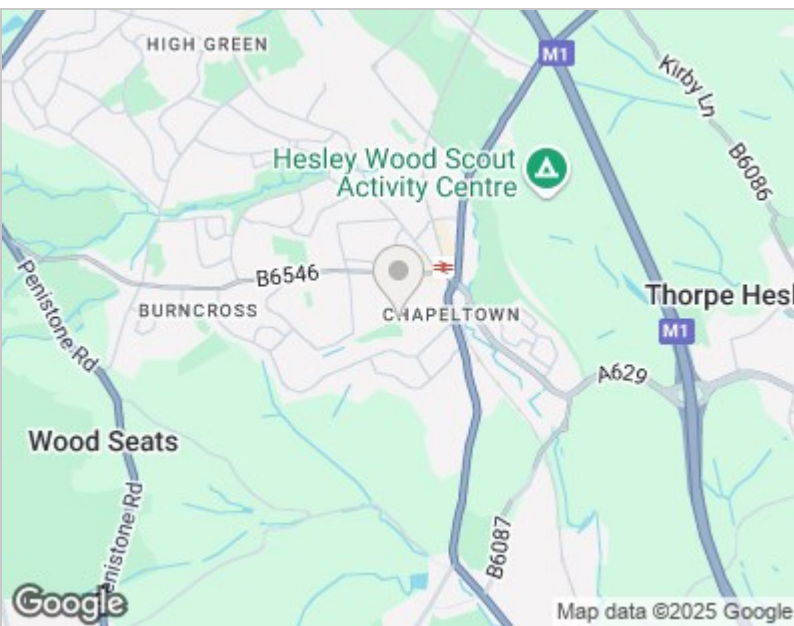
Energy Efficiency Graph



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.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

