

HUNTERS[®]

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Blackburn Crescent

Chapelton, Sheffield, S35 2EG

Guide Price £180,000 - £190,000



- 2 BED SEMI DETACHED
- GREAT DIMENSIONS
- READY TO PUT YOUR OWN STAMP ON IT
- CLOSE TO AMENITIES
- COUNCIL TAX B

- NO UPWARD CHAIN
- OFF ROAD PARKING AND GARAGE
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION

Tel: 0114 257 8999

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GUIDE PRICE £180,000 - £190,000. NO UPWARD CHAIN. Nestled in the desirable area of Blackburn Crescent, Chapelton, Sheffield, this charming semi-detached house presents an excellent opportunity for first-time buyers looking to create their ideal home. With two spacious double bedrooms, this property offers ample room for relaxation and personalisation, making it a perfect canvas for your unique style.

The inviting reception room provides a warm and welcoming space for entertaining guests or enjoying quiet evenings at home. The well-appointed bathroom ensures convenience for daily routines, while the kitchen area offers the potential for modernisation to suit your culinary needs.

One of the standout features of this property is the off-road parking, along with a garage for additional storage or workshop space. This practical aspect is a rare find in the area, adding to the overall appeal of the home.

Situated in a great location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. Whether you are looking to settle down or invest, this house is ready for you to put your own stamp on it and transform it into your dream residence.

Briefly comprising Entrance , living room / dining, conservatory, kitchen , master bedroom, bedroom two and bathroom.

Do not miss the chance to view this delightful home in Chapelton, where comfort and convenience meet potential.

ENTRANCE

Through a glazed uPVC door leads into a handy entrance porch, a great cloakroom area and perfect for muddy paws or wellies, comprising wall mounted radiator, telephone point and stairs leading to the first floor.

LIVING ROOM / DINING

23'0 x 9'2 (7.01m x 2.79m)

A spacious living area hosting a charming electric fire with cream traditional surround giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiators, understairs storage with alarm and lighting, aerial point, telephone point, uPVC door leading in the sun room creating a great family/social space.

KITCHEN

8'6 x 6'7 (2.59m x 2.01m)

Hosting an array of white wall and base units with contrasting work surfaces providing ample storage space, fully tiled, inset stainless steel sink and drainer, electric hob built in extractor above, electric oven, plumbing for a washing machine also space for fridge and Upvc window overlooking the garden.

CONSERVATORY

8'2 x 7'7 (2.49m x 2.31m)

A brilliant addition to the home, giving you extra living space to use as you wish and/or a room allowing you to enjoy the garden all year round comprising ceiling light and fan with Upvc door leading on to the garden.

MASTER BEDROOM

14'1 x 11'10 (4.29m x 3.61m)

A large, light and airy double bedroom hosting front facing uPVC windows also hosting a wall of sliding wardrobes, storage cupboard, bt point and wall mounted radiator.

BEDROOM 2

11'8 x 7'7 (3.56m x 2.31m)

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

BATHROOM

8'6 x 6'7 (2.59m x 2.01m)

A generously sized bathroom, fully tiled, boasting a large glass shower cubicle with electric shower, white pedestal ceramic sink, low flush WC, wall mounted radiator, spots, storage cupboard housing combi boiler and frosted uPVC window.

EXTERIOR

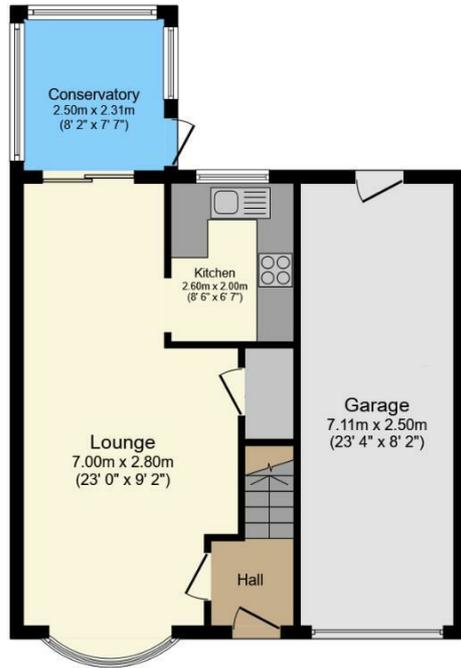
The front of the property boasts great kerb appeal with driveway. To the rear of the property is a fully enclosed low maintenance sun drenched garden perfect for entertaining in the summer months, security lighting to rear and outside water tap.

GARAGE

23'4 x 8'2 (7.11m x 2.49m)

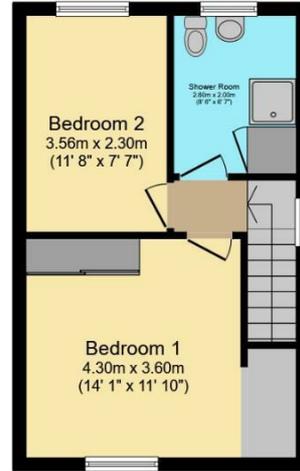
Offering secure parking or that extra storage we all crave, electrics, lighting, complete with roller door and glazed glass door leading onto the garden.

Floorplan



Ground Floor

Floor area 57.9 sq.m. (623 sq.ft.)



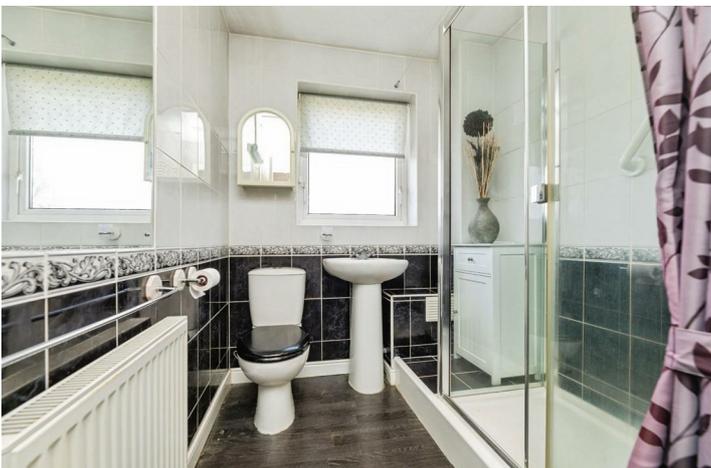
First Floor

Floor area 31.9 sq.m. (344 sq.ft.)

Total floor area: 89.8 sq.m. (967 sq.ft.)

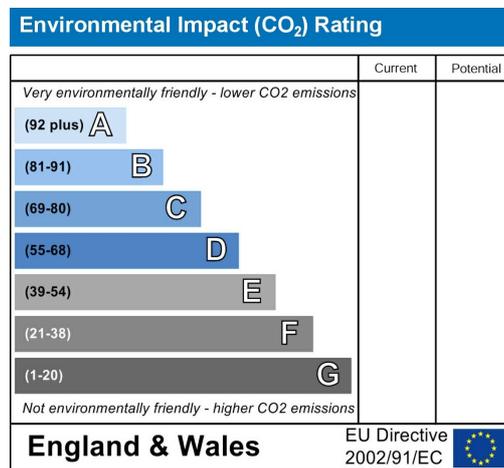
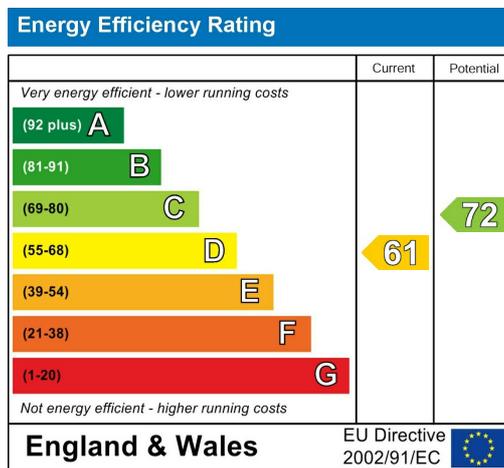
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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







Energy Efficiency Graph

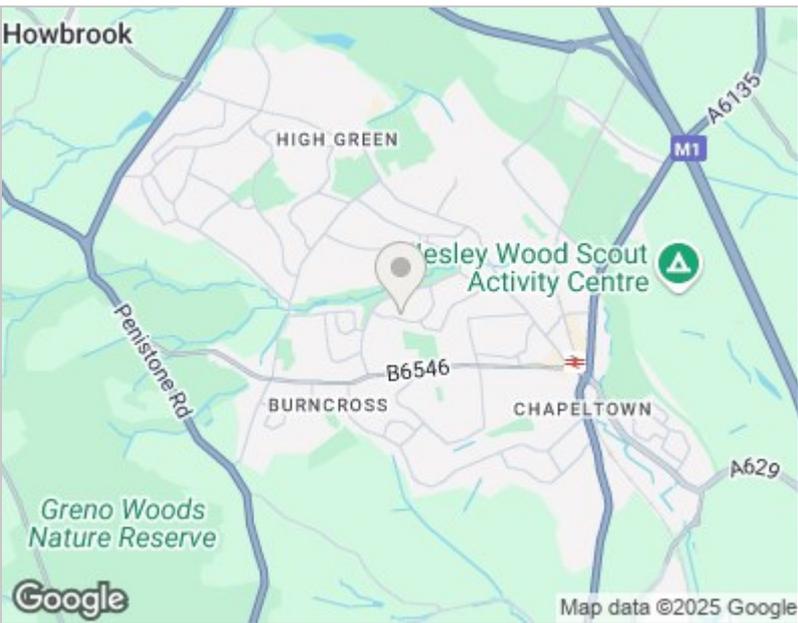


Viewing

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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