



## Burncross Road

Burncross, Sheffield, S35 1SL

Asking Price £250,000



- 3 BED END TERRACE
- SPACIOUS DIMENSIONS
- NEUTRAL DECOR
- GOOD COMMUTER LOCATION
- CLOSE TO AN ARRAY OF AMENITIES

- NO UPWARD CHAIN
- READY TO JUST MOVE IN
- LOW MAINTENANCE GARDEN
- DRIVEWAY AND GARAGE
- COUNCIL TAX B

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**NO UPWARD CHAIN** Nestled on Burncross Road in the charming area of Burncross, Sheffield, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and convenient home. With three well-proportioned bedrooms and two inviting reception rooms, this property offers ample space for both relaxation and entertaining.

The house boasts a modern bathroom and features contemporary fixtures and fittings throughout, ensuring a stylish living environment. The spacious dimensions provide the potential to reconfigure the layout into a more open-plan design, catering to modern living preferences.

One of the standout features of this property is the large garden, which not only enhances the outdoor space but also includes a garage and parking for two vehicles at the rear. This is a rare find in the area, making it ideal for families or those who appreciate the convenience of off-street parking.

Situated in a great location, the property is within easy reach of local pubs and shops, and is just a short walk from Chapeltown, offering a variety of amenities and services. With no upward chain, this home is ready for you to move in without delay.

Briefly comprising Porch , hallway, living room, dining room, kitchen , master bedroom, bedroom 2 , bedroom 3 , family bathroom.

In summary, this terraced house on Burncross Road is a fantastic opportunity for anyone looking for a spacious, modern home in a vibrant community. Don't miss your chance to make this property your own.

## PORCH

Through a uPVC door leads into a handy entrance hall, comprising laminate flooring, perfect for muddy paws or wellies also comprising wall mounted radiator door leading through into the hallway.

## HALLWAY

Through a glazed door leads into a handy entrance hall, a great cloakroom space, comprising wall mounted radiator, stairs rising to the first floor and door leading into the living room

## LIVING ROOM

15'9 x 12'2 (4.80m x 3.71m)

A light and airy living room, drenched in natural light through a large front facing uPVC bay window, boasting a traditional fire surround with electric fire giving a great focal point to the room and cosy feel in the wintry months, laminate flooring, understairs storage, BT point and aerial point.

## KITCHEN

11'6 x 7'10 (3.51m x 2.39m)

A spacious kitchen hosting an array of light wood wall and base units providing plenty of storage space, contrasting black effect work surfaces, stainless steel one and a half bow sink and drainer with chrome mixer tap, 4 ring gas hob with extractor hood above, integrated electric oven, integrated fridge/freezer, under counter space and plumbing for a washing machine and dishwasher, fully tiled backsplash, housed wall mounted combi boiler, rear facing uPVC window and door leading to the garden.

## DINING ROOM

11'10 x 10'6 (3.61m x 3.20m)

A spacious dining area, comprising wall mounted radiator, dark wood flooring, tv aerial, uPVC patio doors leads directly onto the garden also scope to reconfigure to an open plan layout.

## MASTER BEDROOM

11'6 x 10'6 (3.51m x 3.20m)

A good sized double bedroom, featuring fitted wardrobes, draws and dressing table, comprising

laminate flooring, gold effect spot lights, wall mounted radiator and front facing uPVC.

## BEDROOM 2

12'2 x 11'2 (3.71m x 3.40m)

A further good sized double bedroom comprising laminate flooring, aerial point, built in white wardrobes, spot lights, wall mounted radiator and uPVC window.

## BEDROOM 3

9'2 x 7'3 (2.79m x 2.21m)

A large single bedroom comprising wall mounted radiator and uPVC window to the front.

## BATHROOM

7'10 x 7'7 (2.39m x 2.31m )

A sleek and stylish family bathroom, fully tiled in monochrome white & black with decorative tiling, black tiled flooring, comprising walk in shower with drench shower over, wall mounted white oval shaped sink and white low flush WC, wall mounted chrome towel rail, inset spots and frosted uPVC window

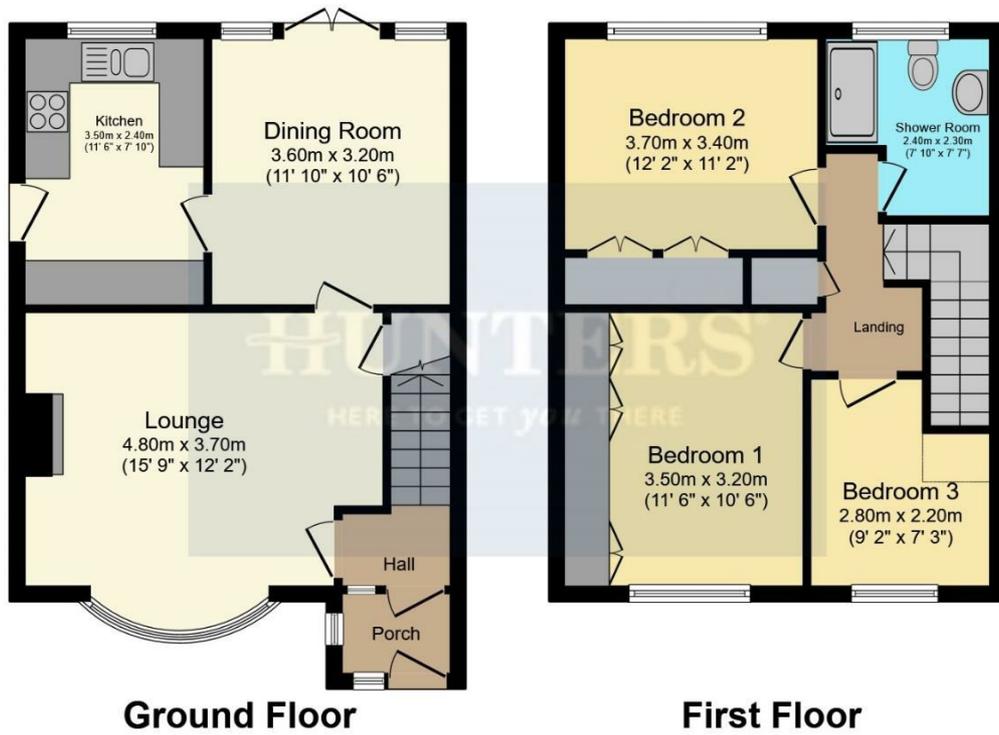
## EXTERIOR

The front of the property boasts great kerb appeal with well established hedges and shrubs and mainly laid to lawn. To the rear of the property is a fully enclosed, sun drenched, garden, boasting a sizeable decked patio area creating a great social space, perfect for entertaining in the summer months and extensive lawn area.

## GARAGE

Offering secure parking or that extra storage space we all crave and comprising up and over door with parking to front of the garage.

# Floorplan



**Ground Floor**

**First Floor**

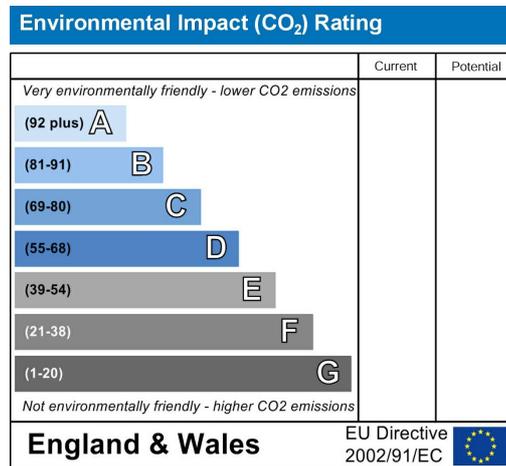
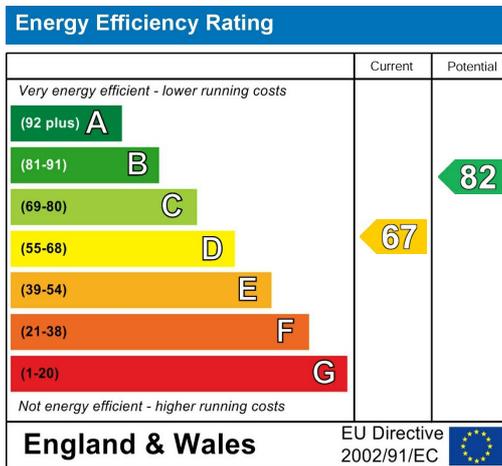
Total floor area 87.2 sq.m. (938 sq.ft.) approx

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 propertybox.io





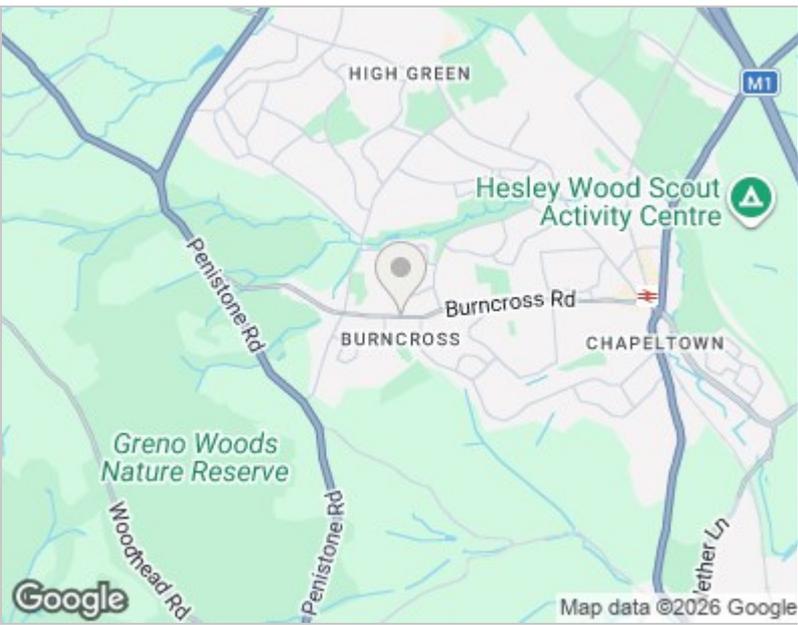
## Energy Efficiency Graph



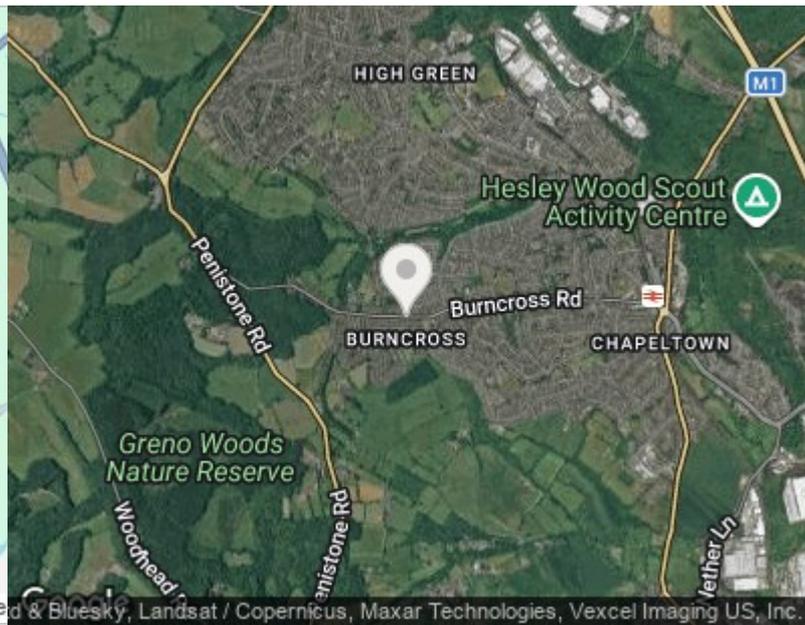
## Viewing

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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