



Bevan Way

Chapeltown, Sheffield, S35 1RN

Guide Price £170,000 - £190,000

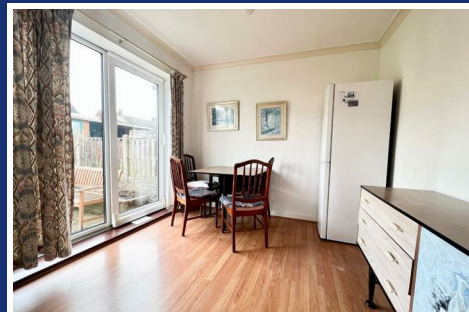


- 3 BED SEMI DETACHED
- PLENTY OF POTENTIAL
- AMPLE STORAGE THROUGHOUT
- CLOSE TO AMENTIES
- COUNCIL TAX BAND B
- NO UPWARD CHAIN
- FLEXIBLE LAYOUT THAT CAN BE CONFIGURED TO SUIT
- LARGE DRIVEWAY
- GOOD COMMUTER LOCATION
- EPC RATING D

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GUIDE PRICE £170,000 - £180,000. NO UPWARD CHAIN! STEP INSIDE THIS SPACIOUS 3 BED SEMI DETACHED LOCATED ON A POPULAR ROAD close to an array of local amenities, surrounded by reputable schools, minutes away from the M1, benefiting from a local train station in Chapelton and with direct roads leading to Sheffield, Rotherham and Barnsley. The property boasts generous dimensions, plenty of scope to make it your own, a sizeable garden, ample storage throughout, off road parking on a large driveway and with no upward chain it is ready to go! Briefly comprising entrance hall, kitchen, dining room, living room, three good sized bedrooms, bathroom, separate WC and two large store rooms. Must be seen to appreciate the location, size and potential....book now to avoid disappointment!

ENTRANCE HALL

Through a glazed uPVC door leads into a roomy entrance hallway, a great first impression on any guest, comprising wall mounted radiator, telephone point, stairs rising to the first floor and doors leading to living room and kitchen.

LIVING ROOM

A light and airy living space, flooded with natural light through a large front facing uPVC bay window, also boasting a coal effect gas fire with marble surround giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator and aerial point.

KITCHEN

Offering an array of light wood wall and base units providing plenty of storage space, contrasting pebble effect work surfaces, integrated gas hob and electric oven, extractor hood above, inset stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for a washing machine, wall mounted and housed Combi boiler, large built in pantry, laminate flooring, wall mounted radiator, uPVC window over looking the garden and glazed wooden door leading to the storage rooms.

DINING ROOM

A sizeable dining area with scope to make the kitchen and dining room one big kitchen/diner if desired, with perfect sliding uPVC doors leading directly out onto the patio, laminate flooring and wall mounted radiator.

SIDE BUILDING/STORAGE/WC

A handy addition to this household, offering plenty of extra storage that we all crave, a long corridor runs almost the length of the house with lighting and sockets, a door leads to a large storage room that also boasts a low flush WC, sink, lighting and sockets, a further door leads to a smaller storage cupboard with lighting and socket, all complete with two uPVC glazed doors at each end of the corridor to lead to the exterior of the house.

LANDING

Comprising uPVC window, loft hatch with fitted ladders leading to a mostly boarded loft with lighting and doors leading to all bedrooms and bathrooms.

BEDROOM 1

A well presented master bedroom hosting fitted wardrobes with sliding doors, aerial point, wall mounted radiator and front facing uPVC window.

BEDROOM 2

A further good sized double bedroom complete with fitted storage cupboards, wall mounted radiator and rear facing uPVC windows.

BEDROOM 3

A good sized single, or perfect nursery or home office, comprising large built in storage cupboard, wall mounted radiator and front facing uPVC window.

SHOWER ROOM

Fully tiled in grey tones, comprising shower cubicle with plumbed in shower, light wood vanity unit with inset ceramic sink, fan heater and frosted uPVC window.

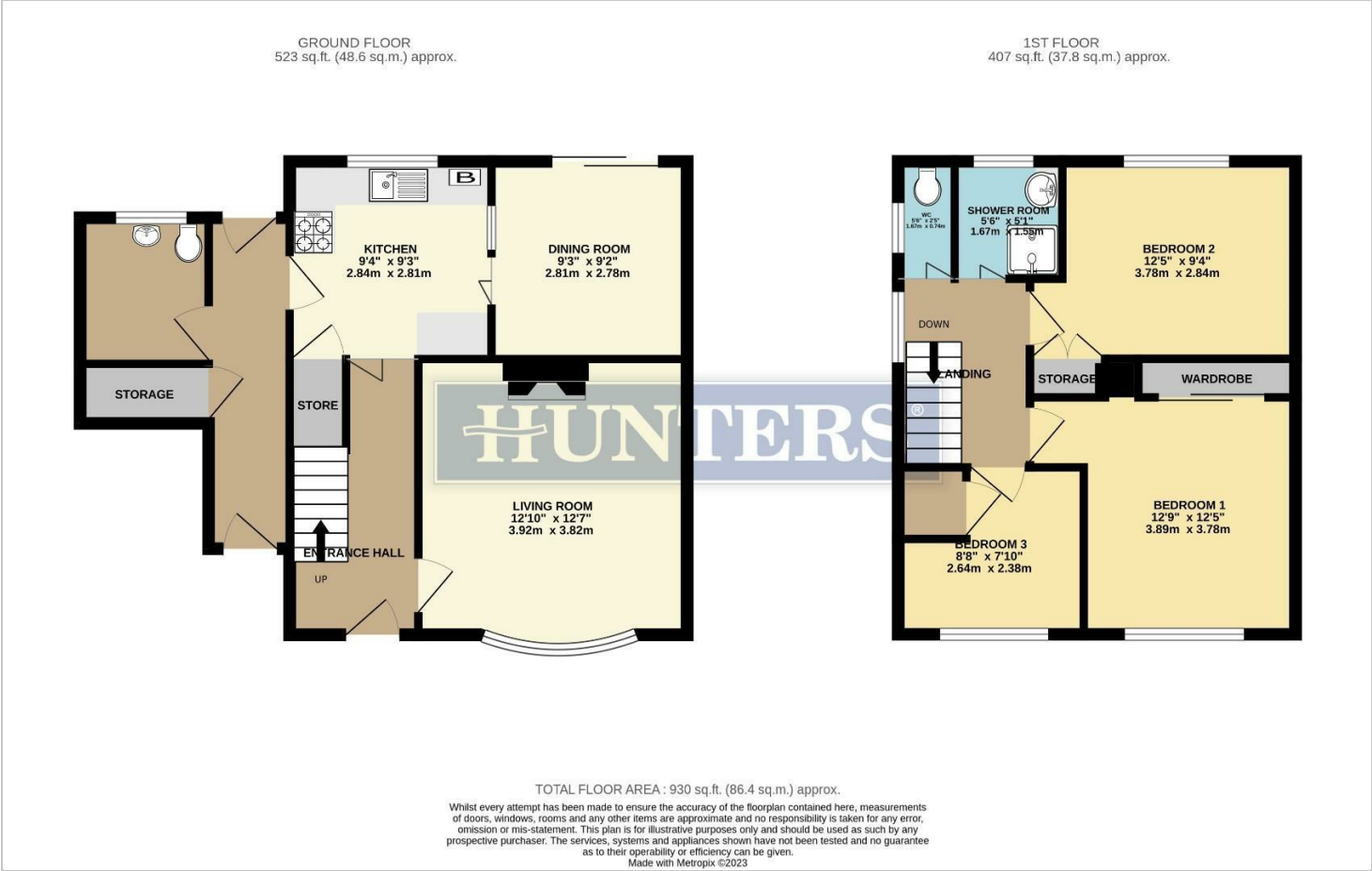
WC

With the scope to make the shower room and separate WC into one large bathroom if desired, comprising low flush WC and frosted uPVC window.

EXTERIOR

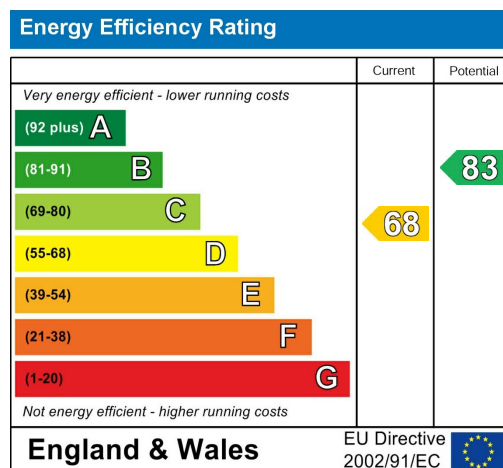
The front of the property boasts a extensive gated driveway offering off road parking for at least two cars which is a great plus point for this house. Steps lead to the front or side door, with planted flower beds adding splashed of colour. To the rear of the proeprty is a fully enclosed, low maintenance garden, mainly laid to lawn with well stocked flower beds but also hosting a generously sized slabbed patio area, perfect for entertaining in the summer months.

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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