



## Dugdale Road

Sheffield, S5 9NZ

Offers In Excess Of £170,000



- 3 BED MID TERRACE
- CONSERVATORY
- MOVE IN READY
- OFF ROAD PARKING
- GOOD COMMUTER LOCATION

- GREAT DIMENSIONS
- MODERN KITCHEN
- SIZEABLE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND A

# Dugdale Road

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Welcome to Dugdale Road, Sheffield - a charming 3 bed mid terrace property that boasts a spacious layout with three double bedrooms, perfect for a growing family or those who love to entertain guests. Located within walking distance to an array of amenities, surrounded by reputable schools, serviced by good public bus routes, a great commuter location for the Northern General Hospital, a short drive to the M1 and with direct roads leading to Sheffield, Rotherham and Barnsley.

This delightful house features a stylish, modern kitchen, a handy conservatory giving you that extra living space to relax and enjoy the natural light all year round, generous dimensions throughout, plenty of off road parking on a long driveway and a sizeable garden. Briefly comprising entrance hall, living room, breakfast kitchen, conservatory, bathroom and three double bedrooms.

Situated in a great commuter location, this property offers the best of both worlds - a modern retreat to call home while still being well-connected to nearby amenities and transport links. Don't miss out on the opportunity to make this house your own and enjoy the comfort and convenience it has to offer.

## ENTRANCE

Through a uPVC glazed door leads into an entrance hallway, creating the perfect cloakroom space, comprising laminate flooring, wall mounted radiator and stairs leading to the first floor.

## LIVING ROOM

14'9 x 13'1 (4.50m x 3.99m)

A light and airy, stylish living room, drenched in natural light through a large uPVC window, also comprising aerial point, telephone point and wall mounted radiator.

## BREAKFAST KITCHEN

17'10 x 9'10 (5.44m x 3.00m)

A contemporary galley breakfast kitchen, hosting an array of modern wood base and wall units providing plenty of storage space, contrasting dark work surfaces, inset chrome sink and drainer with chrome mixer tap, four ring gas hob with overhead built in extractor, electric oven, under counter fridge/freezer space and plumbing for washing machine and dishwasher, wall mounted radiator, uPVC window over looking the garden and glass door opening out into the conservatory, creating a great social/family space.

## CONSERVATORY

13'1 x 10'4 (3.99m x 3.15m )

Offering you that living extra space to use as you wish and allowing you to enjoy the outdoors all year round, comprising laminate flooring, wall mounted radiator, wall lights, surrounded by uPVC windows and uPVC door leading out into the enclosed rear garden.

## DOWNSTAIRS W/C

A handy addition to any busy household, comprising low flush WC, wall mounted boiler and frosted uPVC window.

## BEDROOM 1

13'8 x 9'10 (4.17m x 3.00m)

A sizeable master bedroom, flooded in natural light through a large front facing uPVC window, also comprising modern white built in sliding wardrobe and wall mounted radiator.

## BEDROOM 2

13'5 x 8'6 (4.09m x 2.59m)

A further good sized double bedroom, aerial point ,wall mounted radiator and uPVC rear facing window.

## BEDROOM 3

9'2 x 8'2 (2.79m x 2.49m )

A rare third double bedroom, nursery or possible home office comprising wall mounted radiator, aerial point and rear facing uPVC window.

## BATHROOM

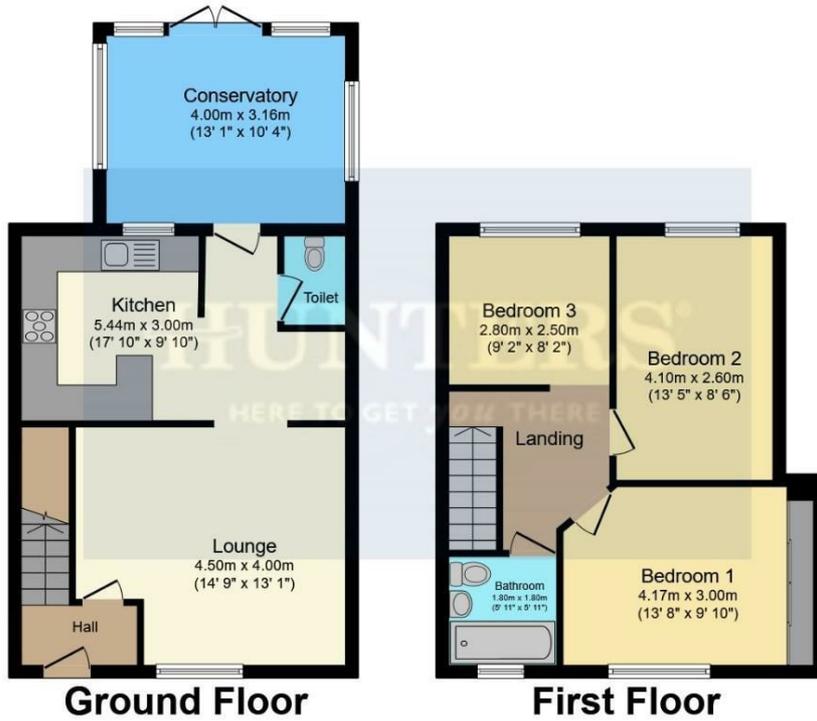
5'11 x 5'11 (1.80m x 1.80m)

A generously sized bathroom, tiled in natural tones, comprising bath with electric shower, white ceramic sink, low flush WC, wall mounted chrome heated towel rail and frosted uPVC window.

## EXTERIOR

To the rear of the property is a fully enclosed, sizeable, sun drenched garden, offering a patio perfect for entertaining in the summer months, large neat lawn shed providing outdoor storage, outdoor tap and outdoor lighting. To the front of the property is a large driveway creating parking for two cars.

# Floorplan



Total floor area 93.1 m<sup>2</sup> (1,002 sq.ft.) approx

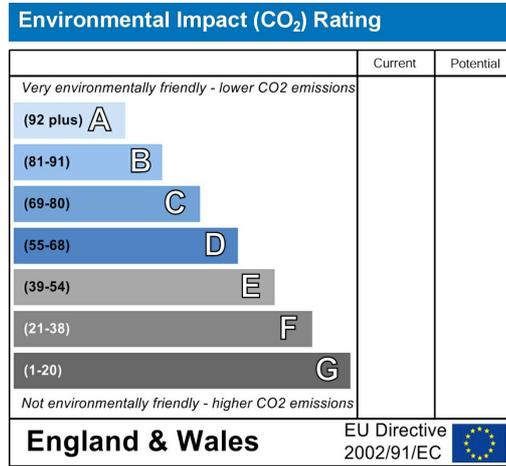
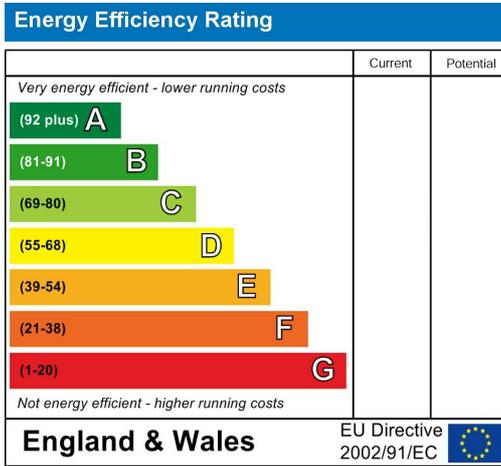
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







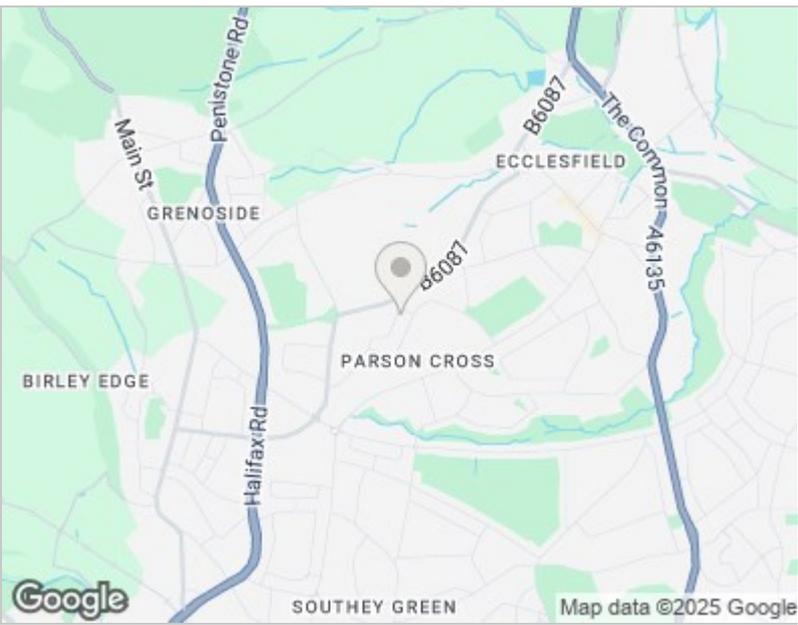
## Energy Efficiency Graph



## 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.

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