



Ecclesfield Road

Chapeltown, Sheffield, S35 1TE

Guide Price £300,000



- 3 BED SEMI DETACHED
- PLENTY OF LIVING SPACE
- SCOPE TO RECONFIGURE OR EXTEND
- CONSERVATORY
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- GENEROUS ROOM SIZES THROUHGOUT
- PROMINENT POSITION ON A POPULAR ROAD
- IMPRESSIVE DRIVEWAY AND WELL LANDSCAPED GARDENS
- COUNCIL TAX BAND C

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GUIDE PRICE £300,000 - £325,000. NO UPWARD CHAIN! Nestled on Ecclesfield Road in the charming area of Chapeltown, Sheffield, this impressive three-bedroom house offers a wealth of potential for those looking to create their dream home. With generous dimensions throughout, the property boasts a spacious layout that can easily be reconfigured to suit modern living preferences, allowing for an open-plan design or even the possibility of extending the existing structure.

The property hosts a prominent position on the road, within walking distance to an array of amenities including the local train station and park, surrounded by outstanding schools, minutes away from the M1 with direct roads leading to Sheffield City, Rotherham, and Barnsley.

While the house may require some modernisation in certain areas, this presents a wonderful opportunity for buyers to personalise the space and truly make it their own. The addition of a conservatory enhances the living area, providing a delightful space to relax and enjoy the surrounding views of the well-manicured gardens.

The exterior of the property is equally appealing, featuring an impressively large block-paved driveway that offers ample parking for multiple vehicles. The front and back gardens are beautifully maintained, providing a serene outdoor space perfect for entertaining or simply enjoying the fresh air.

Briefly comprising entrance porch, entrance hallway, living room, dining room, conservatory, kitchen, utility room, downstairs shower room/WC, three good sized bedrooms, family bathroom and garage.

This property is ideal for families or individuals seeking a home with character and the potential for transformation if desired. Don't miss the chance to view this remarkable house and envision the possibilities it holds for your future.

ENTRANCE PORCH

Through a glazed uPVC door leads into this brilliant porch, a great cloakroom space, hosting tiled flooring, perfect for muddy wellies or paws, uPVC windows surround, exposed stone detailing and glazed wooden door leads into the entrance hall.

ENTRANCE HALL

A great impression on any guest, comprising wall mounted radiator, telephone point and an exquisite wood and glass balustrade along the stairs rising to the first floor.

LIVING ROOM

16'7" x 13'1" (5.06 x 4)

A light and airy living room drenched in natural light through a large front facing uPVC bay window, hosting a charming stone fireplace with marble hearth and electric coal effect fire, giving a great focal point to the room and cosy feel in the wintry months, also comprising aerial point, telephone point, wall mounted radiator and opening out into the dining area, creating a great social space or family hub.

DINING ROOM

12'5" x 11'11" (3.8 x 3.64)

A spacious and elegant dining area, comprising wall mounted radiator and sliding patio doors opening out into the conservatory.

CONSERVATORY

11'1" x 8'6" (3.4 x 2.6)

A great addition to any household, creating more living space to use as you wish and allowing you to enjoy the garden all year round, comprising wall mounted radiator, ambient wall lights, fan light, uPVC windows and uPVC French doors opening out onto the patio.

KITCHEN

13'4" x 9'10" (4.08 x 3)

Offering an array of modern light wood wall and base units providing plenty of storage space, contrasting green mottled effect work surfaces, inset composite stone coloured one and half bowl sink and drainer with chrome mixer tap, integrated fridge, free standing electric cooker with extractor hood above, concertina door leads to a large under stairs storage cupboard/pantry, wall mounted radiator, tiled flooring, uPVC window and glazed wooden door leading into the utility area. Running adjacent to the dining area, there is lots of scope here to knock through and create a large kitchen/diner if desired.

UTILITY ROOM

9'10" x 6'6" (3 x 2)

A great extra space offering plumbing and sockets for a washing machine and further appliances, doors leading to shower room and garage, uPVC window and a glazed uPVC door leading to the exterior.

DOWNSTAIRS SHOWER ROOM/WC

9'10" x 4'3" (3 x 1.3)

A handy addition to any busy household, comprising shower cubicle with electric shower, wall mounted hand basin, low flush WC, wall mounted chrome heated towel rail and extractor fan.

LANDING

A roomy landing comprising loft hatch, uPVC window and doors leading to all bedrooms and bathroom.

BEDROOM 1

13'1" x 11'5" (4 x 3.5)

A large double bedroom boasting a wall of white fitted wardrobes and fitted vanity unit in the bay, also comprising wall mounted radiator, telephone point and uPVC bay window.

BEDROOM 2

12'5" x 11'9" (3.8 x 3.6)

A further good sized double bedroom comprising large rear facing uPVC window and wall mounted radiator,

BEDROOM 3

9'0" x 7'11" (2.75 x 2.42)

A great single bedroom, nursery or home office, comprising uPVC window and wall mounted radiator.

BATHROOM

8'10" x 7'4" (2.7 x 2.25)

A generously sized, contemporary family bathroom, fully tiled in monochrome tones, comprising bath, separate corner shower cubicle, white gloss vanity unit with inset sink and low flush WC, wall mounted radiator, inset spots and frosted uPVC window.

GARAGE

19'8" x 11'1" (6 x 3.4)

Offering secure parking or that extra storage we all crave, comprising up and over door, wall mounted Combi boiler, lighting, sockets and convenient rear door leading directly into the house.

EXTERIOR

The front of the property boasts great kerb appeal with an impressive blocked paved driveway offering off road parking for at least 3/4 cars, a charming stone wall, outdoor lighting and well stocked and colourful borders. To the rear of the property is a well manicured and landscaped, sun trap of a garden, hosting a sizeable slabbed patio, perfect for entertaining in the summer months or sitting out on an evening, a neat lawn, shed for outdoor storage, outdoor tap, floodlight and established borders including heavily laden fruit trees.

Floorplan



Total floor area: 147.7 sq.m. (1,589 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

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Energy Efficiency Graph

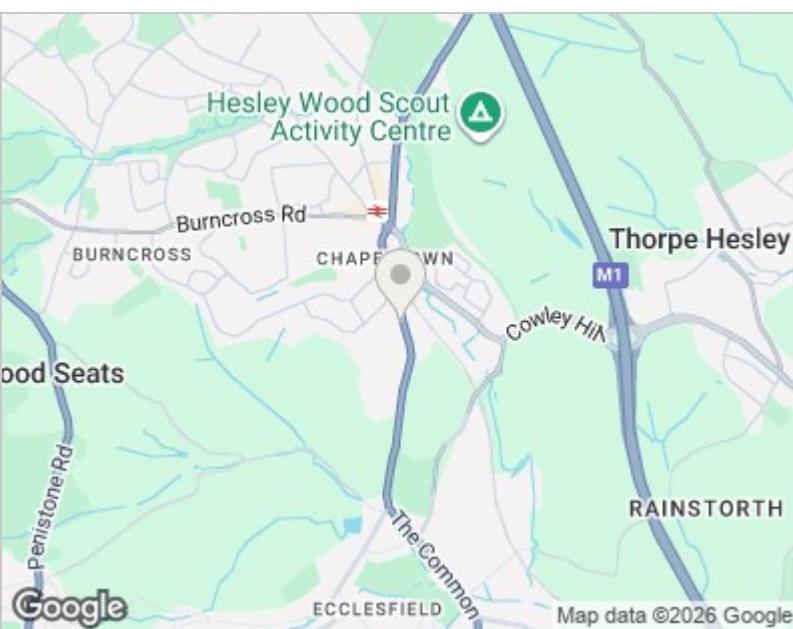
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
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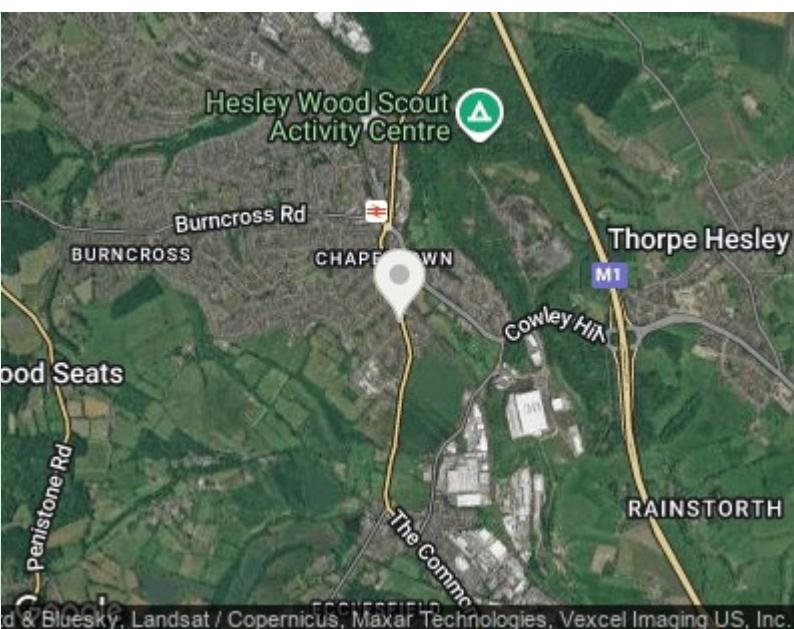
Viewing

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



Tel: 0114 257 8999



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>

