



Cowley Lane

Chapelton, S35 1SY

Offers In The Region Of £150,000



- 2 BEDROOM APARTMENT
- NO UPWARD CHAIN
- SPACIOUS LAYOUT
- WALKING DISTANCE TO AMENITIES
- OFF ROAD PARKING

- GROUND FLOOR
- OVER 60s COMPLEX
- NEUTRAL DECOR
- PLENTY OF STORAGE
- COUNCIL TAX BAND B

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NO UPWARD CHAIN! Nestled in the charming area of Chapelton, Sheffield, this delightful 2 bed ground floor flat on Cowley Lane offers a perfect blend of comfort and convenience. Situated in a much sought after OVER 60s complex, this spacious and modern apartment leaves little to be desired.

The property boasts neutral décor, generous dimensions, modern fixtures and fittings and plenty of built in storage space. Residents will appreciate the added security of a car park with a barrier, providing peace of mind for those with vehicles and intercom systems on all block doors.. The communal gardens and conservatories are perfect for enjoying the outdoors, whether it be for a leisurely stroll or a spot of company.

Location is key, and this flat does not disappoint. It is within walking distance to a variety of shops, making daily errands a breeze. Additionally, the nearby train station offers excellent transport links, while the local park provides a lovely green space for leisurely walks or picnics and you are only minutes away from the M1.

Briefly comprising entrance hall, living room, breakfast kitchen, two bedrooms and shower room.

This modern apartment in a friendly over 60s complex is an excellent opportunity for those seeking a comfortable and convenient lifestyle in a vibrant community. Don't miss the chance to make this lovely flat your new home. Book your appointment today to avoid disappointment!

ENTRANCE HALL

A roomy hallway hosting two large storage cupboards/cloakroom with sensor lighting, racks, shelving and neutral décor, offering that extra storage space we all crave, also comprising wall mounted radiator and doors leading to all rooms.

LIVING ROOM

14'5" x 7'1" (4.4 x 2.16)

A light and airy living room drenched in natural light through a large uPVC bay window, boasting a sumptuous granite fireplace with an electric coal effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising neutral décor, aerial point, telephone point, two wall mounted radiators and large archway opening out into the breakfast/kitchen.

BREAKFAST KITCHEN

14'5" x 7'1" (4.4 x 2.16)

A spacious breakfast kitchen, offering an array of modern light wood wall and base units providing plenty of storage space, wood effect work surfaces, integrated electric hob with extractor hood over, integrated electric oven, under counter space and plumbing for a washing machine and further appliance, built in cream sink and drainer with chrome mixer tap, wall mounted combi boiler, uPVC window and space for a table and chairs.

BEDROOM 1

10'9" x 8'6" (3.3 x 2.6)

A good sized double bedroom, hosting tasteful décor, wall mounted radiator and front facing uPVC window.

BEDROOM 2

10'9" x 7'0" (at widest points) (3.3 x 2.14 (at widest points))

A good sized single bedroom comprising neutral décor, wall mounted radiator and front facing uPVC window.

BATHROOM

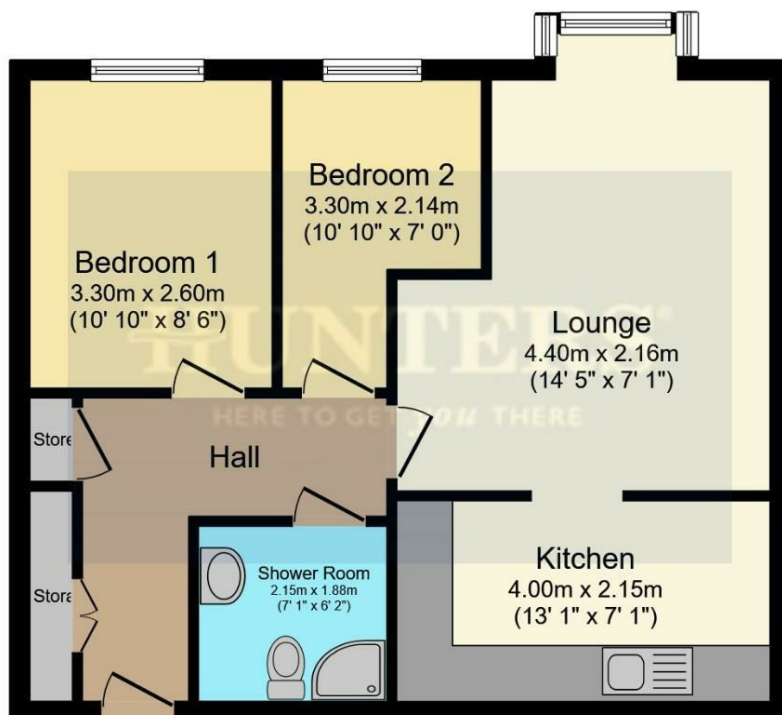
7'0" x 6'2" (2.15 x 1.88)

A fully tiled, generously sized, contemporary bathroom comprising glass corner shower cubicle, low flush WC, wooden vanity unit with built in sink, wall mounted chrome heated towel rail, wall mounted light with shaver point and extractor fan.

EXTERIOR

The complex offers plenty of off road parking spaces in a large car park with security barrier. The building is surrounded by well kept communal gardens, with washing lines and two communal conservatories available to all residents.

Floorplan



Total floor area 53.4 m² (575 sq.ft.) approx

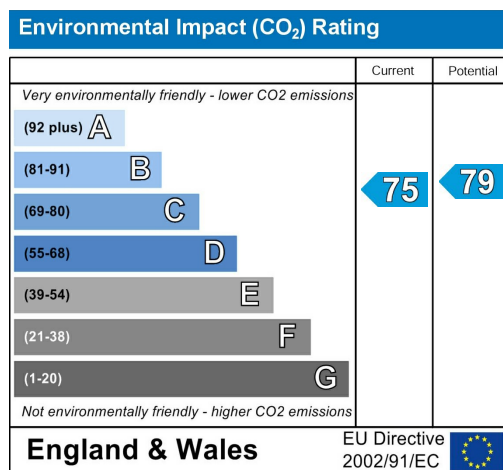
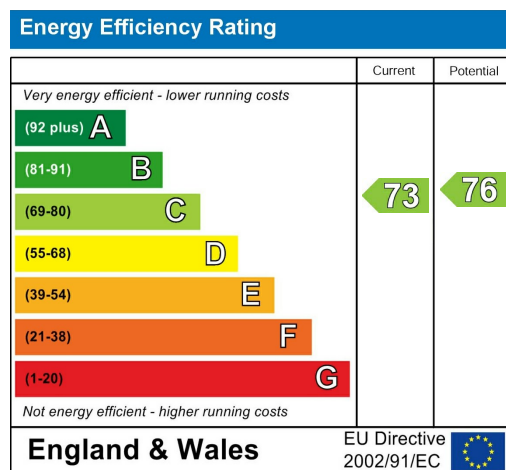
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







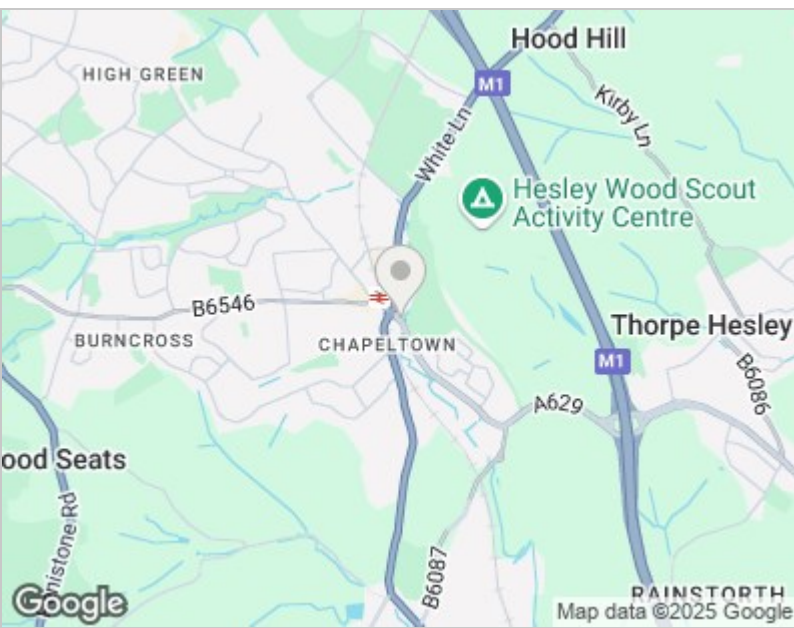
Energy Efficiency Graph



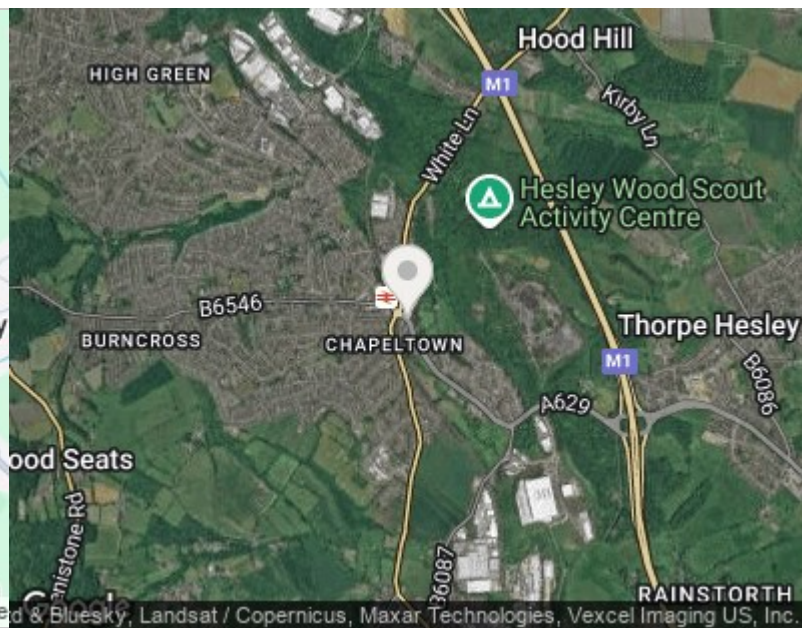
Viewing

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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