



Broad Inge Crescent

Chapeltown, Sheffield, S35 1RU

Offers In The Region Of £190,000



- 3 BED SEMI
- GENEROUS DIMENSIONS
- ADDITIONAL PORCH AND REAR SUN ROOM
- LARGE DETACHED GARAGE
- CLOSE TO AMENITIES AND M1
- NO UPWARD CHAIN
- PLENTY OF POTENTIAL
- LOW MAINTENANCE GARDENS
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND B

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NO UPWARD CHAIN! Nestled in the desirable area of Broad Inge Crescent, Chapeltown, Sheffield, this charming semi-detached house presents an excellent opportunity for those seeking a spacious family home with potential for personalisation. Boasting three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

Upon entering, you are welcomed by a generous reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The added front porch enhances the home's appeal, providing a practical space for coats and shoes. At the rear, a delightful sun room invites natural light, creating a serene spot to enjoy your morning coffee or unwind after a long day.

The property features a low-maintenance garden, beautifully covered in gravel resin, allowing you to enjoy outdoor space without the hassle of extensive upkeep. Additionally, the extra-long garage provides ample storage or the option for off-road parking, catering to your practical needs.

Conveniently located, this home is just moments away from a variety of amenities, ensuring that daily necessities are within easy reach. Families will appreciate the proximity to reputable schools, making this an ideal location for those with children. Furthermore, with quick access to the M1 motorway, commuting to nearby cities is both straightforward and efficient.

In summary, this semi-detached house on Broad Inge Crescent offers a fantastic blend of space, potential, and convenience, making it a wonderful opportunity for anyone looking to create their perfect home in Sheffield.

ENTRANCE PORCH

7'11 x 2'11 (2.41m x 0.89m)

Through a glazed uPVC door leads into a handy front porch, perfect for muddy paws or wellies and a great cloak room space if needed. Comprising uPVC window and glazed wooden French doors opening out into the hallway.

ENTRANCE HALL

11'5 x 5'10 (3.48m x 1.78m)

A roomy entrance hallway, a great impression on any guest, comprising wall mounted radiator, telephone point, large under stairs storage cupboard, uPVC window and stairs rising to the first floor.

LIVING/DINING ROOM

78'8" x 29'6" x 32'9" x 16'4" (at widest points) (24'9 x 10'5 (at widest points))

A spacious living area, with two designated areas, a great social room or family hub. The lounge area hosts an appealing fireplace with electric coal effect fire giving a great focal point and cosy feel in the wintry months, also comprising uPVC bay window, aerial point, wall mounted radiator and opening out into the dining area, which comprises wall mounted radiator, serving hatch into the kitchen and uPVC sliding doors that open out into the sun room.

KITCHEN

10'7 x 7'04 (3.23m x 2.24m)

A galley style kitchen hosting an array of wooden wall and base units providing plenty of storage space, contrasting cream work surfaces, inset stainless steel sink and drainer with matching mixer tap, space for a cooker and tall fridge/freezer, under counter space and plumbing for a washing machine, two uPVC windows and uPVC glazed door leading into the sun room.

SUN ROOM

12'0 x 3'8 (3.66m x 1.12m)

A great additional space to use as you wish, comprising lighting, sockets, wall mounted radiator, two uPVC windows, uPVC glazed side door and further uPVC French doors opening out onto the garden.

LANDING

Boasting a large storage cupboard that also houses the water tank, loft hatch, uPVC window and doors leading to all bedrooms and bathroom.

BEDROOM 1

11'3 x 9'3 (3.43m x 2.82m)

A light and airy double bedroom comprising large front facing uPVC window, wall mounted radiator and aerial point,

BEDROOM 2

10'1 x 10'1 (3.07m x 3.07m)

A further good sized double bedroom hosting a wall of fitted wardrobes, rear facing uPVC window and wall mounted radiator.

BEDROOM 3

7'2 x 6'8 (2.18m x 2.03m)

A good sized third bedroom comprising white fitted wardrobe and overhead cupboards, wall mounted radiator and uPVC window to the side elevation.

BATHROOM

6'2 x 5'3 (1.88m x 1.60m)

Fully panelled in neutral tones and comprising walk in shower enclosure with fold down seat and electric shower, white gloss vanity unit with inset sink, low flush WC, wall mounted radiator, extractor fan and frosted uPVC window.

GARAGE

23'11 x 10'2 (7.29m x 3.10m)

An extra long detached garage offering secure parking or that extra storage we all crave, hosting an up and over door, wooden side door, two windows, lighting, sockets, fitted units to rear and a car pit.

EXTERIOR

The front of the property boasts great kerb appeal with an aesthetically pleasing, long resin driveway with a gated car port for those rainy days. Also boasting a well kept and stocked front flower bed adding splashes of colour throughout the year. To the rear of the property is a fully enclosed, easily maintained sun trap of a garden, mainly laid with a resin gravel patio, raised beds surround, complete with outdoor lighting and tap.

Floorplan







Energy Efficiency Graph

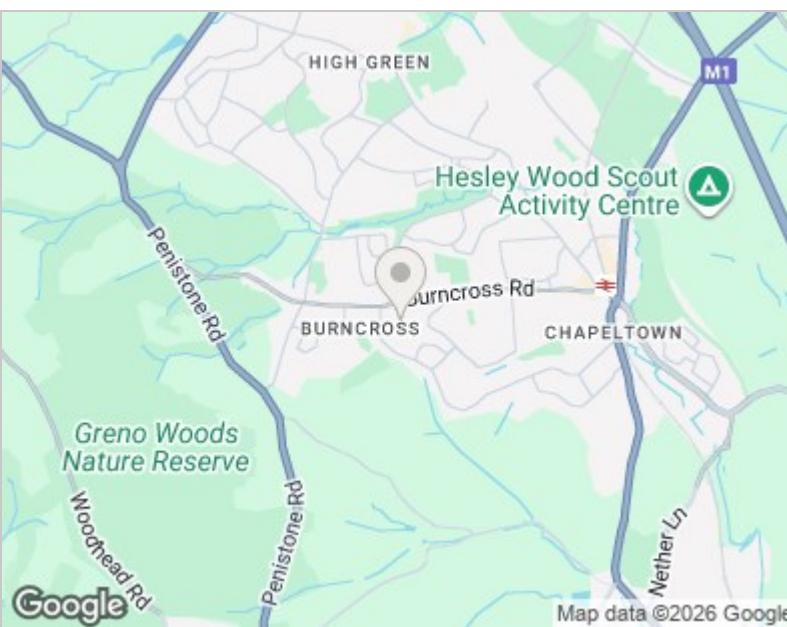
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

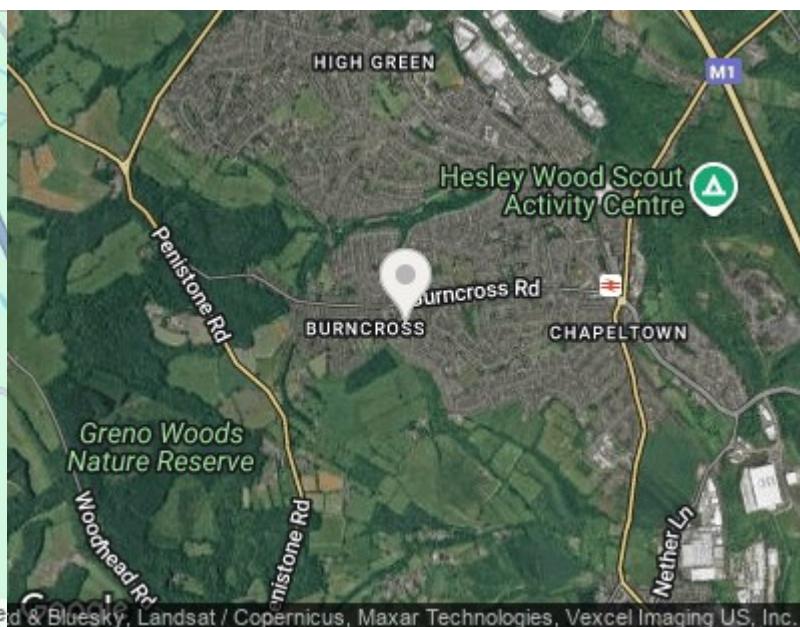
Viewing

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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