Saxton Mee







Chambers View Chapeltown Sheffield S35 2TB
Guide Price £375,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £375,000-£385,000 ** FREEHOLD ** Situated near the end of this quiet cul-de-sac position is this three double bedroom, two bathroom detached property which was originally a four bed and could easily be reconfigured to its original form. The property enjoys a lovely rear garden and benefits from a driveway providing off-road parking, converted garage, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with access into the lounge, kitchen/diner and the converted garage. The well proportioned lounge has a bay window allowing natural light. The good sized kitchen/diner has a range of wall, base and drawer units with contrasting Quartz worktops which incorporate the sink and drainer. Integrated appliances include a dishwasher, microwave, double electric oven, four ring hob with extractor above along with space and plumbing for an American style fridge freezer. There is a rear composite entrance door and further uPVC French doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining. Downstairs WC. The converted garage has been utilised as a utility with storage cupboards, space and plumbing for a washing machine, access into a study and there is storage to the front.

From the entrance hall, a staircase with oak handrail and glass balustrade rises to the first floor landing with a storage cupboard, access into the useful loft space, the three bedrooms and the family bathroom. The principal bedroom is to the front aspect and has fitted wardrobes and the added advantage of an en suite shower room. Double bedroom two is to the rear. Bedroom three has been converted into one large room and could easily be reconfigured to create two bedrooms. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin.



- IDEAL FAMILY HOME
- THREE DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH EN SUITE & FITTED WARDROBES
- WELL PROPORTIONED LOUNGE
- GOOD SIZED KITCHEN/DINER WITH uPVC FRENCH DOORS
- CONVERTED GARAGE TO CREATE A UTILITY, STUDY & STORAGE
- GOOD SIZED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR UP TO THREE CARS
- EXCELLENT COMMUTER LOCATION










OUTSIDE
To the front is a block paved driveway providing off-road parking for up to three cars. To one side of the house is access to a large shed. To the other side is a gate which gives access to the good sized rear garden which includes an artificial lawn, patio and lawn. Further garden shed.

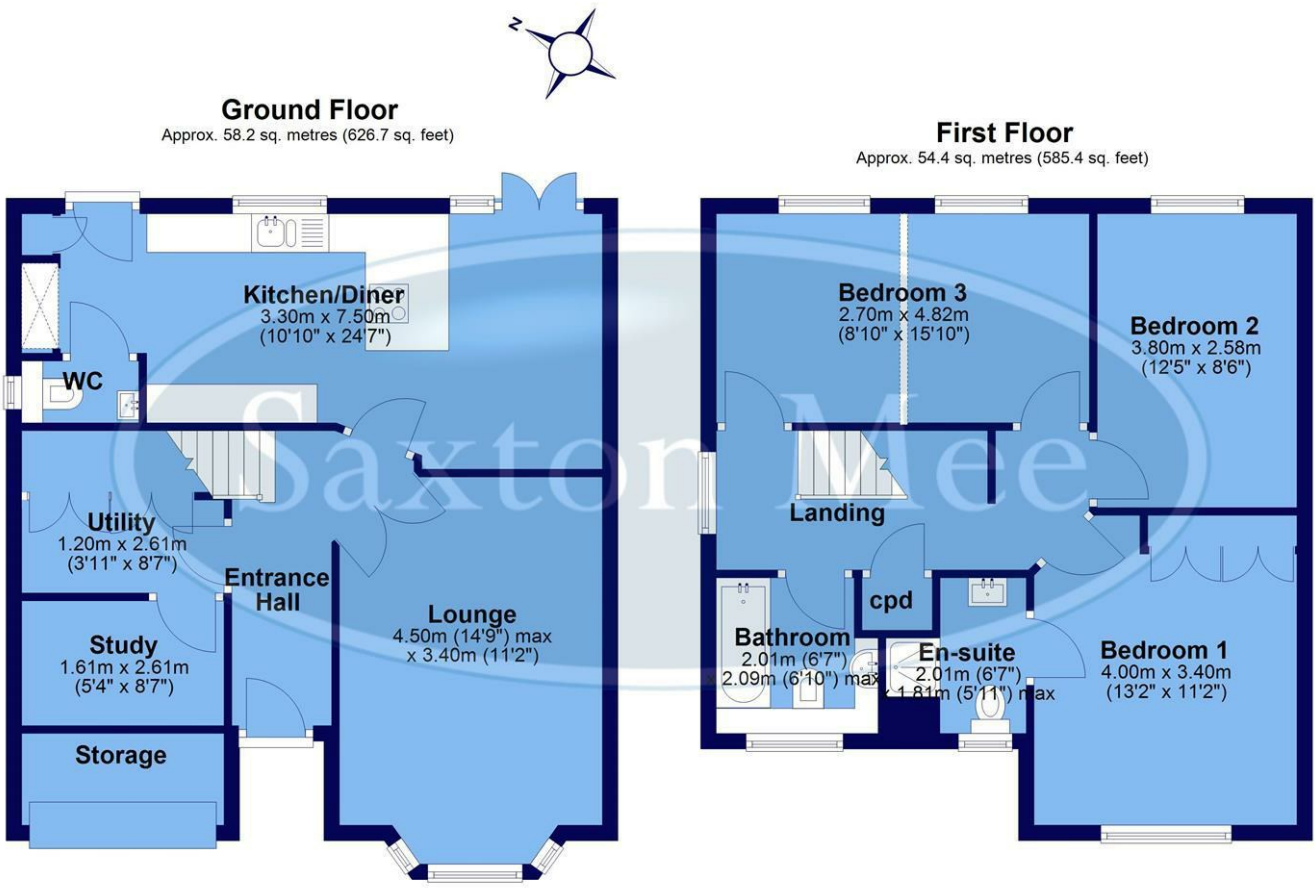
LOCATION
The house is located on this popular estate which is close to local schools and the M1 motorway. The area is surrounded by parkland, leisure complexes, camping retreats and even the Tankersley Golf Club

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band D.

VALUER
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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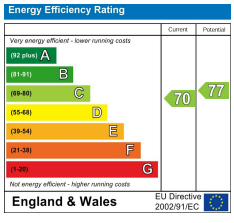


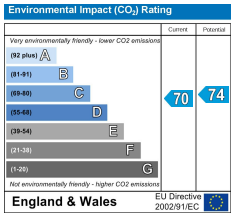
Total area: approx. 112.6 sq. metres (1212.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

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