



**Chapman Close Stannington Sheffield S6 5BX**  
**Offers Around £325,000**



# Chapman Close

Sheffield S6 5BX

Offers Around £325,000

**\*\*FREEHOLD \*\* VIEWING ESSENTIAL \*\* SOUTH FACING REAR GARDEN \*\*** Occupying the largest plot on this popular residential estate, is this spacious three bedroom, two bathroom end townhouse. The property offers a superb, south facing rear garden, off street parking, a detached garage, gas central heating and double glazing. Planning permission was granted in July 2021 for a two side storey extension.

Tastefully decorated throughout, the well presented living occupation briefly comprises front door which opens into the entrance hall with a downstairs WC. Access into the superb, open plan kitchen, lounge and diner. The stylish kitchen has a modern range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. Integrated AEG appliances include a double oven, gas hob with extractor over, fridge/freezer, washing machine and a dishwasher. There is a lovely tiled floor which continues into the lounge/diner which has space for a dining table and chairs and an under stair cupboard. Bi fold doors access the rear garden and allow lots of natural light to flow through the room.

From the entrance hall, a staircase rises to the first floor landing, where doors lead to three generously proportioned bedrooms and the family bathroom. The master has the added advantage of a modern en-suite shower room with double shower cubicle, WC and wash basin. Bedroom two is to the front of the property. Bedroom three is to the rear aspect. The stylish bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

- LARGE CORNER PLOT
- BEAUTIFULLY PRESENTED
- OPEN PLAN LIVING
- THREE BEDROOMS
- TWO BATH/SHOWER ROOMS
- DOWNSTAIRS WC
- OFF ROAD PARKING & GARAGE
- NEW BOILER WITH HIVE CONTROLS
- POPULAR LOCATION
- BUILT IN 2013







## OUTSIDE

To the front is a driveway suitable for one vehicle and a detached garage, having power and light. The property enjoys a well stocked garden to the front, whilst to the rear there is a much larger than average, south facing wraparound garden with patio.

## LOCATION

The property is tucked away at the end of this quiet cul-de-sac within easy reach of excellent local amenities in Stanington Village and Stanwood Avenue including: Post Office, Hairdressers, local delicatessen and hardware stores, co-op supermarket.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

## VALUER

Chris Spooner

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.

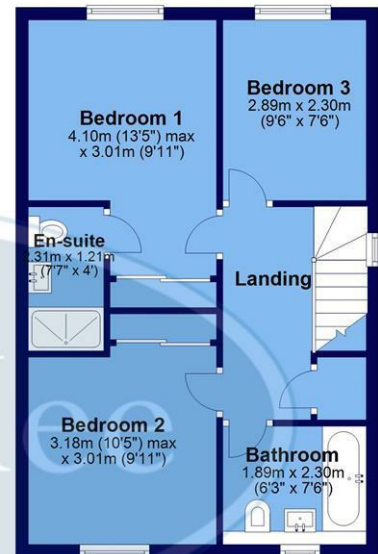
## Ground Floor

Main area: approx. 46.2 sq. metres (497.3 sq. feet)  
Plus garages: approx. 18.0 sq. metres (193.9 sq. feet)



## First Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



Main area: Approx. 91.6 sq. metres (986.1 sq. feet)  
Plus garages: approx. 18.0 sq. metres (193.9 sq. feet)

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

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 93        |
| (81-91) B   |  | 82                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |