











## 209 Chapel Road

Burncorss • Sheffield • S35 1QJ

Guide Price £240,000 - £260,000

Occupying an enviable corner location is a 3 double bedroom, 2 bathroom extended family home, offering fabulous potential to update and improve. Features generously proportioned accommodation, enclosed wraparound outdoor space, a driveway and detached garage. Benefits from combination gas central heating and double glazing. Requires general updating, offering potential to further extend subject to necessary consents. Freehold with no onward chain. The ground floor features two generously proportioned versatile reception rooms, a bay fronted lounge with ornate coving and a side extension with dual aspect light and airy reception space, with sliding patio doors out onto enclosed outdoor space. The kitchen is fitted with a range of matching wall and base units with integrated appliances including an oven/grill and microwave, with further freestanding appliances, which are included within the sale. Generous understairs storage creates utility space with plumbing for a washing machine. The first floor comprises has three spacious double bedrooms, the main bedroom complemented with a walk-through wardrobe area, en-suite shower room and generous built-in storage. The family bathroom is partially tiled and fitted with 3-piece white suite. Externally, a wraparound block paved, low maintenance outdoor space provides an enclosed, secure area providing access to the detached garage completed with additional storage within the roof. Chapel Road is ideally placed for local shops and amenities, local schools, recreational facilities and access to the M1 motorway, Meadowhall and the Northern General Hospital.









- Extended Semi Detached Family Home
- Offering Fabulous Potential
- Envious Corner Location
- 3 Double Bedrooms & 2 Bathrooms
- 2 Spacious Reception Rooms

- Modern Kitchen with Appliances
- Combination Boiler & Double Glazing
- Enclosed Wraparound Outdoor Space
- Driveway & Detached Garage
- Council Tax Band B, EPC TBC









# 209 CHAPEL ROAD

APPROXIMATE GROSS INTERNAL AREA = 104.5 SQ M / 1125 SQ FT  
GARAGE = 10.5 SQ M / 113 SQ FT  
TOTAL = 115.0 SQ M / 1238 SQ FT

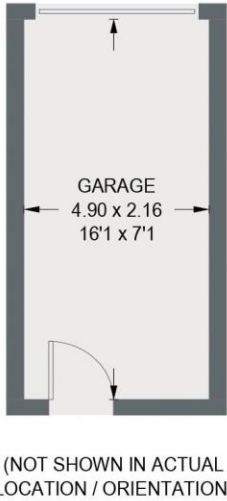
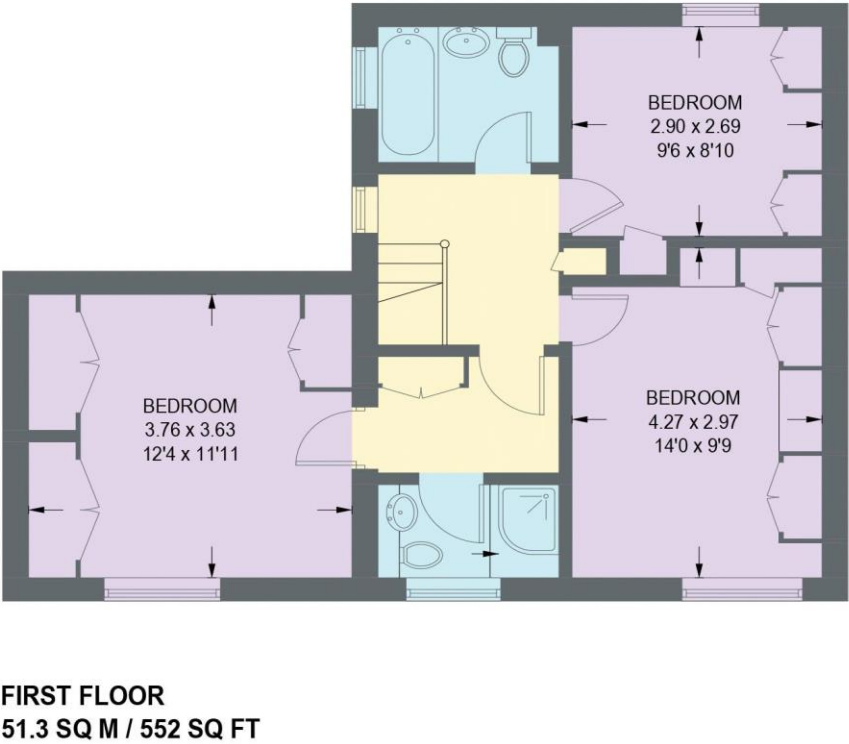
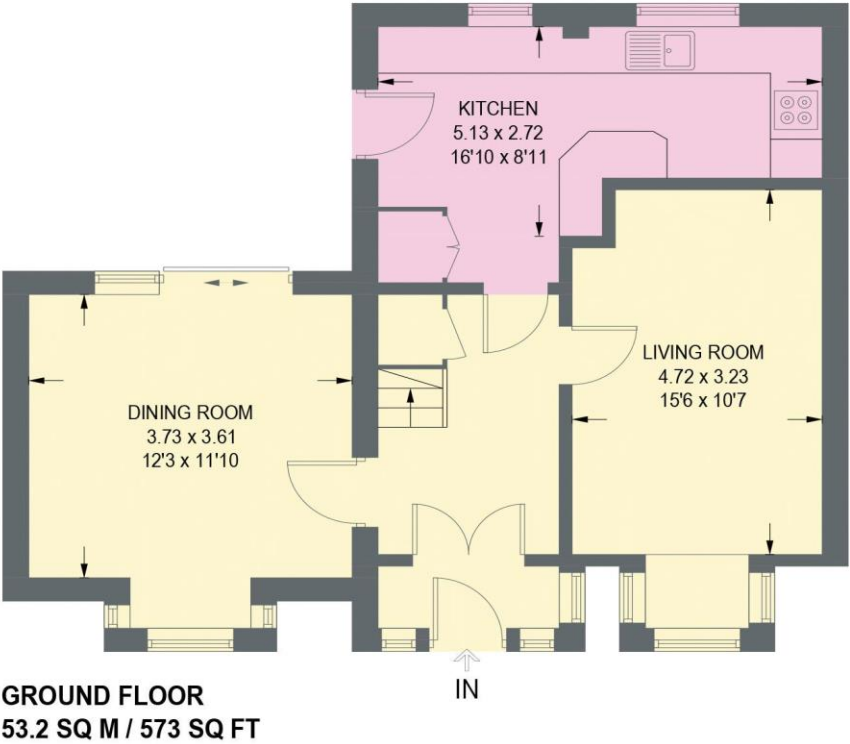


Illustration for identification purposes only,  
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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