





16 Melbeck Court

Chapelton • Sheffield • S35 2YQ

Offers in the Region Of £175,000

Located at the end of a quiet cul de sac in Chapelton is a 2 double bedroom modern townhouse. Beautifully presented and well-maintained accommodation providing a contemporary kitchen and bathroom, private, enclosed rear garden and off street parking. Freehold with no onward chain. Perfect for first time buyers. A composite front door opens into a welcoming hallway providing cloakroom storage. A modern gloss white, fully fitted kitchen is topped with complementary worktops and stylish tiled splashbacks, incorporating Zanussi oven, gas hob, extractor, fridge freezer and space for a washing machine. Overlooking the rear garden offering, direct access through French doors is a generously proportioned flexible living space with wall mounted electric fire. Stairs rise to the first floor occupying 2 good sized double bedrooms both styled in a neutral palette with on trend grey carpet and built in wardrobe storage. A contemporary shower room complete with stylish tiling provides rainfall shower and chrome heated towel rail. Externally a fully enclosed rear garden ideal for families is designed with patio seating area and partial lawn. Along the path is allocated parking for 1 vehicle and additional visitor off street parking. Melbeck Court is ideally placed for local shops and amenities in Chapelton, with reputable local schools, recreational facilities. Offering easy access to the M1 motorway, Meadowhall and the Northern General Hospital, with Chapelton Train Station in close proximity.

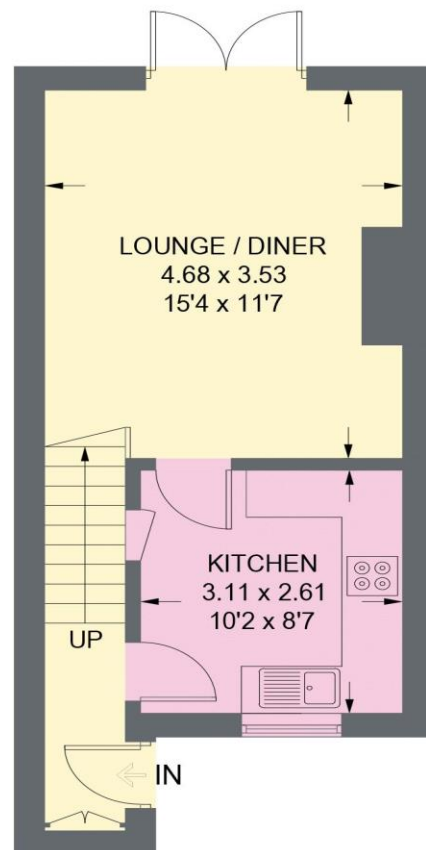


- Modern Townhouse in Chapeltown, S35
- Quiet Cul De Sac Location
- 2 Double Bedrooms
- Stylish Kitchen with Appliances
- Spacious Living Area & French Doors
- Combination Boiler & Double Glazing
- Private Enclosed Rear Garden
- Allocated Off Street Parking
- Freehold - Lease Part of Sale
- Council Tax Band A, EPC Rating D

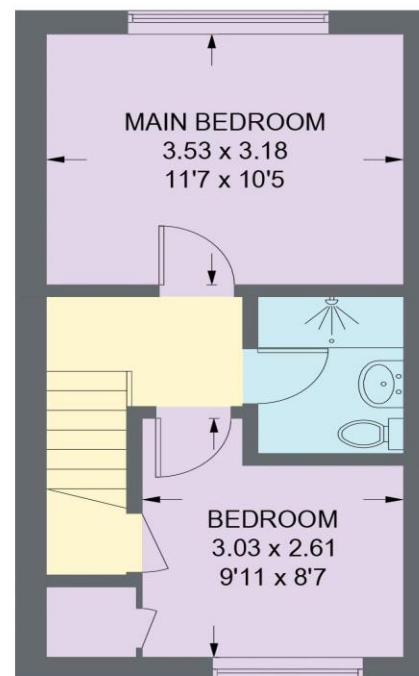


16 MELBECK COURT

APPROXIMATE GROSS INTERNAL AREA = 55.6 SQ M / 599 SQ FT



GROUND FLOOR
28.1 SQ M / 303 SQ FT



FIRST FLOOR
27.5 SQ M / 296 SQ FT

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

(IDMRP2025)

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.