











## 1 Smithy Carr Avenue

Chapelton • Sheffield • S35 2ZQ

Asking Price £280,000

THE FREEHOLD HAS RECENTLY BEEN PURCHASED ON THIS PROPERTY An attractive, well maintained 3-bedroom bungalow with spacious living/dining room, modern kitchen and shower room, stunning, landscaped gardens, driveway providing off road parking and detached garage. The property enters through a tiled porch into the entrance hallway with wood effect laminate flooring, providing access to the partially boarded loft space. There is a useful storage cupboard housing the security alarm. The open plan flexible living space is dual aspect complemented by feature fireplace, presented in warm neutral tones and carpet. The kitchen has a good range of cream base and wall units, tiled splashbacks, wood effect worktops, and integrated appliances including oven, electric hob, fridge and freezer. A freestanding washing machine is included within the sale. From the hallway there are three bedrooms. The master bedroom features generous built in wardrobes and a rear facing window with a fabulous view over the landscaped garden. There is a second double bedroom and smaller third room, ideal for a study or dressing area. The modern shower room is stylishly tiled featuring a walk-in shower enclosure, floating hand wash basin and heated towel rail. A beautiful landscaped front garden alongside the driveway leading to the detached garage creates a lovely first impression to the property. At the rear is a well-stocked, stunning garden which has been lovingly cared for and maintained, designed with partial lawn, patio and raised sleeper beds. A private outdoor space in which to relax. Smithy Carr Avenue is ideally placed for local shops and amenities, local schools, recreational facilities and access to the M1 motorway, Meadowhall and the Northern General Hospital. Freehold, No Onward Chain









- Attractive Bungalow in Chapeltown, S35
- THE FREEHOLD HAS RECENTLY BEEN PURCHASED
- 3 Bedrooms & Shower Room
- Modern Kitchen with Appliances
- Spacious Open Plan Flexible Living Area
- Beautifully Presented & Well Maintained
- Landscaped Front & Rear Gardens
- Driveway & Garage
- Freehold & No Onward Chain





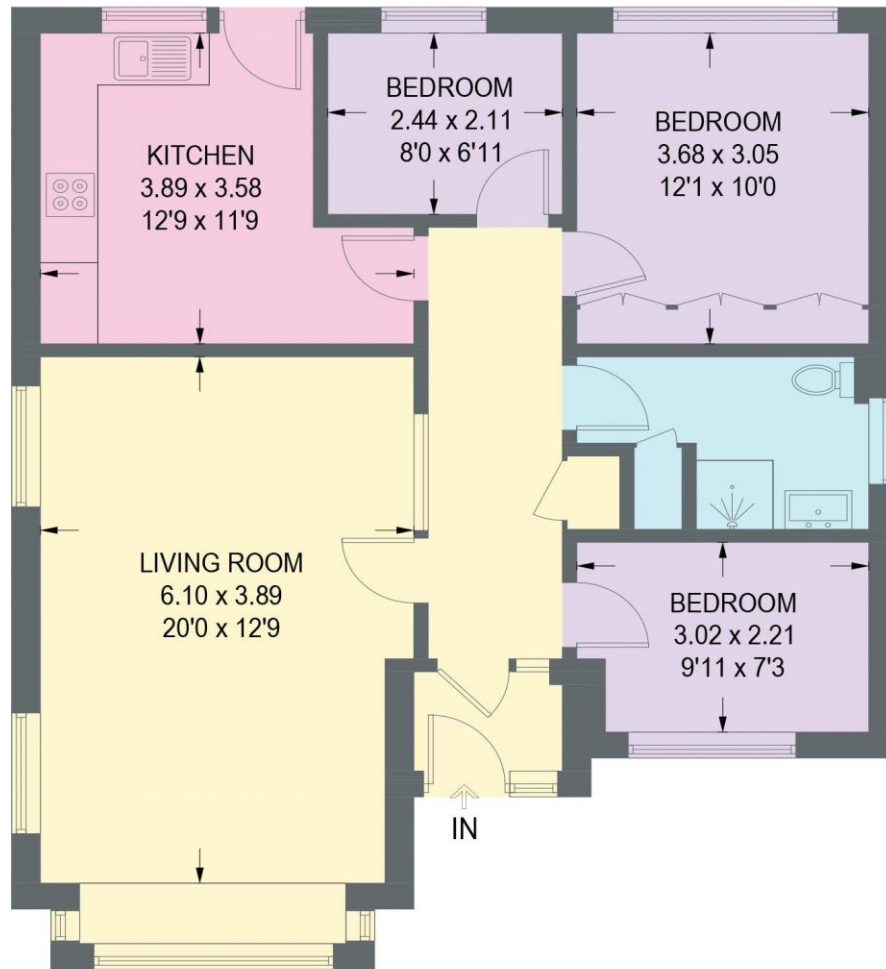


# 1 SMITHY CARR AVENUE

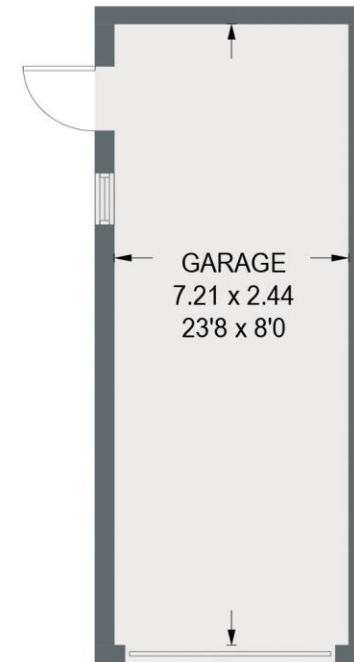
APPROXIMATE GROSS INTERNAL AREA = 79.4 SQ M / 855 SQ FT

GARAGE = 17.6 SQ M / 189 SQ FT

TOTAL = 97.0 SQ M / 1044 SQ FT



**GROUND FLOOR**



**(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)**

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





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