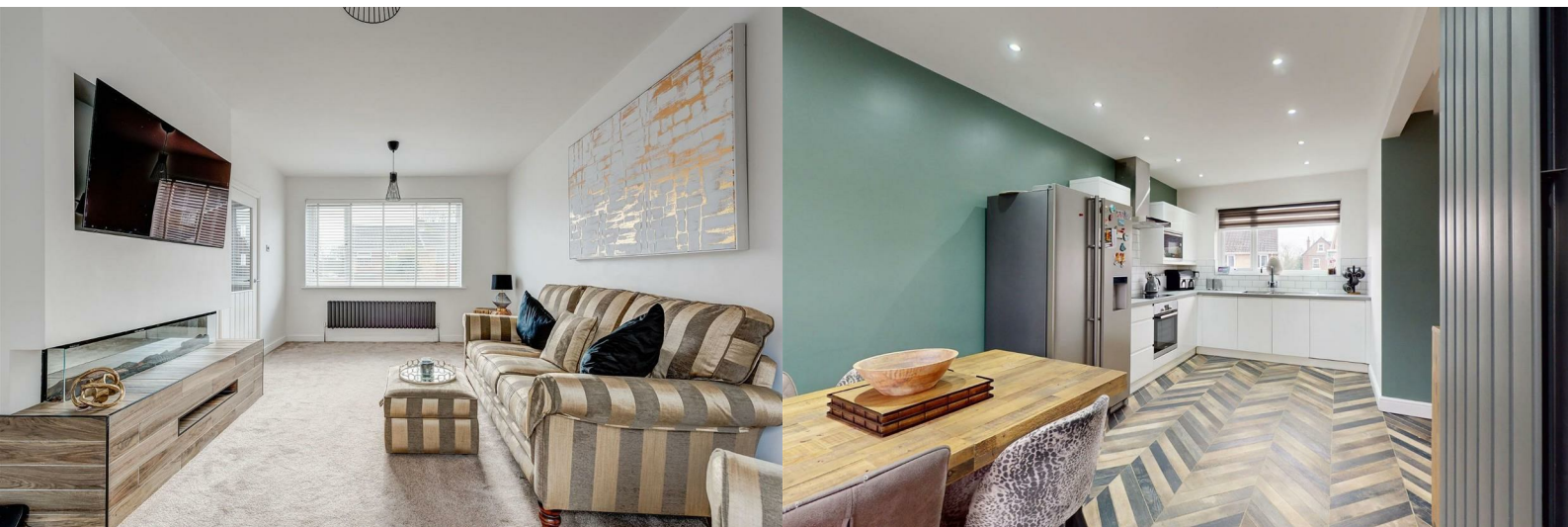




12 Hesley Grove

Chapelton, Sheffield, S35 1TX

Guide price £325,000



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GUIDE PRICE £325,000-£335,000

WOW! This three bedroom detached house is ideal for a family. Including, lounge, WC cloakroom, dining kitchen, utility room, three bedrooms, bathroom, garage with driveway, front and rear gardens.

There is also planning permission to build a fourth bedroom above the garage.

The property is situated on the popular estate in Chapelton and is a short drive away from the m1 motorway links. Amenities such as schools, doctors, hair salons, independent stores, supermarkets, cafes and restaurants are all within walking distance in Chapelton centre. The train station is also situated here providing access to Sheffield, Barnsley and Leeds.

FREE HOLD
COUNCIL TAX BAND C

Entrance Hallway

External door leading into the hallway. Doors leading into the WC cloakroom and Lounge. Stairs leading to the first floor landing. Space for a chair or console table.

WC

WC and vanity storage sink. Front facing window.

Kitchen Diner

Modern wall and base units with space for fridge freezer, oven, hob with extractor fan and sink with drainer. Open plan space with room for a full dining table and chairs. Patio doors leading onto the garden and door into the utility room.

Utility Room

Space for a washing machine and dryer. Units for storage. Sink with drainer.

Lounge

Front facing window and rear double patio doors leading onto the garden. Feature media wall with electric fire.

First Floor Landing

Doors into the bedrooms and shower room. Skylight window and built in storage cupboard.

Bedroom One

Dual aspect room with sky lights and front facing window. Space for a double bed and fitted wardrobes.

Bedroom Two

Front facing window. Space for a double bed and fitted wardrobes.

Bedroom Three

Rear facing window. Space for a bed and fitted wardrobes.

Shower Room

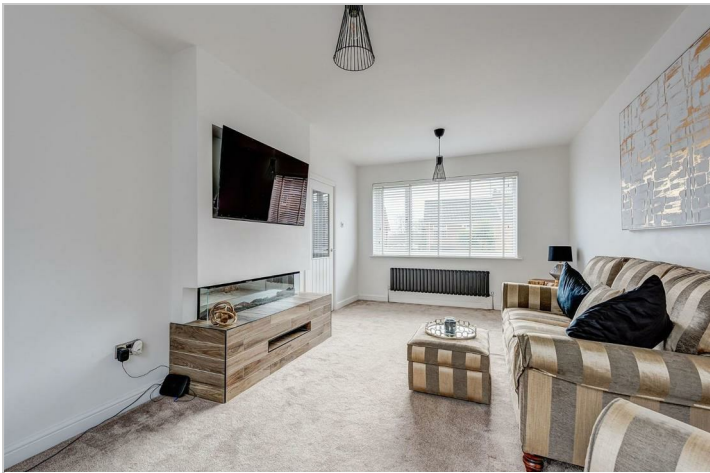
Front facing windows, WC, vanity storage sink, walk in shower with rain shower head.

Garage

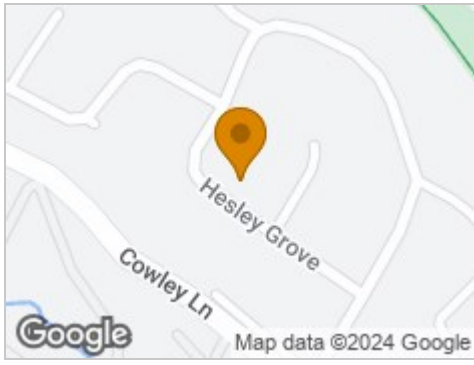
Up and over door. Power and lighting. Rear facing window.

Exterior

To the front of the property there is a driveway and lawn. To the rear of the property there is a recently laid Kandla Grey Indian stone patio area and lawn with a walled flower bed surrounding.



Road Map



Hybrid Map



Terrain Map



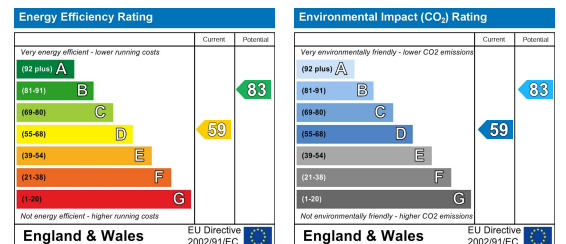
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.