

Crucible Homes



White Lane
Chapeltown, S35 2YG

Guide Price
£135,000

Overview

First Floor Flat

Two Bedrooms

Spacious Living

En-Suite To Master Bedroom

Allocated Parking

EPC Rating - C



Description

SUMMARY Crucible Homes are proud to be selling this **FIRST FLOOR** flat situated in good distance to the local town and amenities.

The living accommodation is spacious, modern and very welcoming.

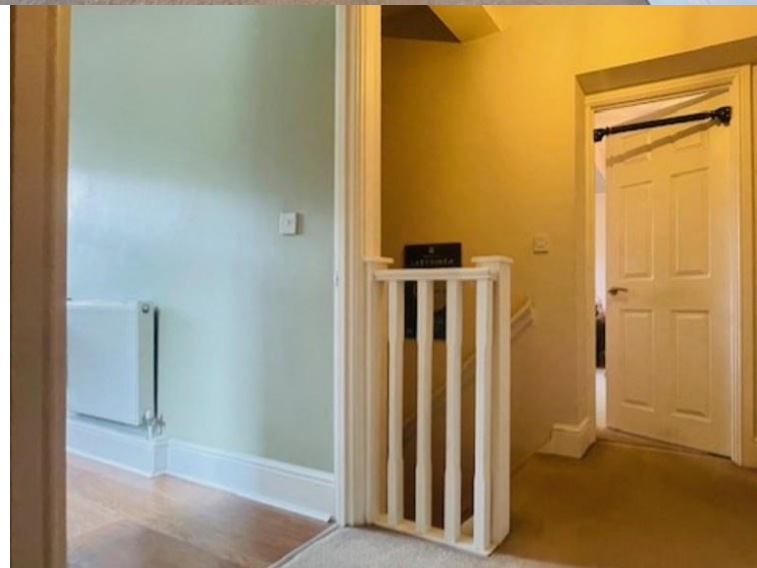
On approach to the property you enter into a communal lobby with an entrance door which then leads you to the first flooring living.

There is a spacious inner hallway allowing access to all rooms available.

At the top of the stairs you enter into a well-proportioned living room which has a front facing UPVC window allowing ample light to flood through. From the lounge you go into a modern kitchen which is fitted with ample wall and base units, along with integral appliances including; fridge/freezer, washer/dryer, oven, hob with extractor above.

Through to the inner hallway leads you to the master bedroom which benefits from having an en-suite shower room. The bedroom is well proportioned having a rear facing UPVC window which looks over the neighbours garden. En-suite has a fitted corner shower cubicle, low flush WC, wash hand basin, fully tiled floor, chrome towel rail and spot lighting to the ceiling.

Second bedroom is also well propertyed and currently used as a dressing room, with a rear facing UPVC window.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Externally the flat benefits from having allocated parking.

Please note there is no garden and is a leasehold property, with approx. 125 years remaining.

ENTRANCE LOBBY

INNER HALLWAY

LOUNGE/DINER 11' 5" x 18' 1" (3.494m x 5.512m)

KITCHEN 7' 8" x 12' 8" (2.356m x 3.871m)

MASTER BEDROOM 10' 5" x 15' 5" (3.200m x 4.714 max m)

EN-SUITE SHOWER ROOM 5' 4" x 6' 1" (1.636m x 1.860m)

BEDROOM TWO 12' 8" x 9' 2" (3.886m x 2.813m)

BATHROOM 7' 8" x 7' 11" (2.356m x 2.425m)

EXTERNAL Allocated Parking.

AGENCY NOTE EPC Rating - C

Council Tax Band - B

Tenure - Leasehold

