

Crucible Homes



Hunshelf Road
Chapeltown, S35 1UF

£295,000

Overview

Very Well Presented Throughout

Three Bedroom

Well Proportioned Kitchen / Diner

Beautifully Presented Gardens

En-Suite To Master Bedroom

EPC Rating - C



Description

SUMMARY Welcome to this beautifully presented THREE bedroom FAMILY home, which has been lovingly renovated and designed throughout.

On approach to the property you are welcomed with a well manicured garden with mature shrubs and lawn area. Additionally, there is a gated block paved driveway which leads to a larger than average single garage currently houses the automatic washing machine and fridge freezer. Please note, there is potential to install a downstairs WC.

Entry into the property through the porch way, you enter straight into the bright and neutrally painted lounge. This is a room which has been finished to a high standard with prime wooden flooring and inset multi fuel log burner and marble effect hearth. As well as the high standard finish the room benefits from having French doors leading you out to the good sized decking area and well manicured and private enclosed garden, which also have a paved area laid with Indian Stone leading you to the front of the property via the shed for that extra storage.

From the lounge, you enter into the open plan kitchen/dining room which is well proportioned and being the main room for entertainment or family gatherings. The décor is neutral with spot lights to the ceiling, making the room bright and airy. Into the kitchen area which is fitted with ample wall and base units, with complimentary black work tops and feature lighting in the kick boards. Another room that has been finished to a high standard with neutral décor and with added extras.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 127.4 m² (1,371 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

To the first floor you have access to all three bedrooms and family bathroom.

The principle bedroom is very spacious and will accommodate ample furniture for that extra storage, along with having a well proportioned en-suite showroom. Into the en-suite which is modern and well designed having a walk in shower with glass shower screen, low flush WC and vanity wash hand basin which is finished with Granite top and windowsill. Finished with part tiled walls, tiled floor and chrome taps and shower.

The further two bedrooms are both well proportioned and double, allowing more space for a growing family.

Main bathroom within the property is fitted with a white suit comprising of low flush WC, wash hand basin and bath. Finished with tiled floor and part tiled walls.

This is a property that stands proud on the street, displaying stature and pride.

A house that is defiantly a home and ideally situated close to amenities and transport links.

AGENCY NOTE EPC Rating - C

Council Tax Band - A

Property Type - Extended Semi Detached

Number & Types of Rooms - 3 bedrooms, dining kitchen, lounge and 2 bathrooms.

Construction Type - Not known

Utilities - Gas boiler - Combi, connected electricity, water and broadband.

Mobile signal good.

Parking - Driveway & garage

Building Safety - NA

Rights & Restrictions - NA

Flood & Erosion Risk - No flood risk

Planning Permission & Development Proposals - NA

Accessibility & Adaptations - Steps to property. A wheelchair can fit through the doors.

Coalfield or Mining Area - No

