

# Crucible

Homes



Station Road  
Sheffield, S35 2XG

Guide Price  
£130,000



## Overview

Two bedroom

Mid terrace

Convenient location

Fantastic garden

Make it your own

Close to M1



## Description

**SUMMARY ACCOMMODATION** Make it yours ... Guide Price £130,000-£140,000 ... looking for the perfect place to make yours, then this lovely two bedroom home is for you, in the heart of Chapeltown and boasting a fantastic garden and no onward chain, it just needs you.

Accommodation in brief comprises: lounge, kitchen, rear porch with access to shower room and w.c., stairs to first floor landing, first floor master bedroom, bathroom, stairs to attic bedroom two.

Outside the property has a fantastic rear garden with seating area's, lawned garden, and looking over local woodland and parkland.

The property is situated in the heart of Chapeltown with a host of amenities and transport links close by, including Chapeltown Train Station, the M1 motorway is also just a few minutes drive from the property.

The property benefits from no onward chain.

EPC to follow.

**LOUNGE** 12' 11" x 12' 8" (3.95m x 3.88m)

**KITCHEN** 9' 6" x 6' 7" (2.9m x 2.01m)

**SHOWER ROOM** 6' 5" x 5' 11" (1.96m x 1.81m)

**BEDROOM ONE** 13' 1" x 10' 2" (4.00m x 3.11m)





Whilst every attempt has been made to ensure the accuracy of the description 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 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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BATHROOM 9' 4" x 6' 9" (2.85m x 2.08m)

BEDROOM TWO 12' 11" x 8' 9" (3.95m x 2.67m)

