



## Stuart Grove, Chapeltown, S35 1WZ

£290,000

A SUBSTANTIALLY EXTENDED three bedroom family home which provides a well maintained and tastefully decorated interior throughout and provides landscaped rear gardens with high degrees of privacy. The ground floor has been extended to now provide a 24' open plan lounge dining family room, large modern kitchen dining room and cloakroom wc. The first floor has three well proportioned bedrooms and a re fitted family bathroom. There is driveway parking to the front of the property for two to three vehicles.



# 16 Stuart Grove, Chapeltown, S35 1WZ

The property is located in the popular area of Chapeltown and is within walking distance of shops, close to a number of schools and the motorway network.

## ENTRANCE HALL

Stairs to first floor, door through to all ground floor rooms

## CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks, frosted double glazed window

## KITCHEN DINING ROOM 16'0" x 15'1" max (4.9 x 4.6 max)

Double glazed windows to front aspect, re fitted with a modern range of floor and wall units with work surfaces over, a range of free standing and integrated appliances, space for dining table and chairs,

## LOUNGE DINING FAMILY ROOM 24'3" x 20'0" max | shape room (7.4 x 6.1 max | shape room)

Extended lounge dining family room with double glazed doors and windows to rear gardens,, wood laminate flooring, feature fireplace, coved ceiling

## FIRST FLOOR LANDING

Loft access, carpeted flooring

## BEDROOM 11'5" x 12'5" max (3.5 x 3.8 max)

Double glazed window, carpeted flooring

## BEDROOM 9'6" x 9'10" max (2.9 x 3.0 max)

Double glazed window, carpeted flooring

## BEDROOM 8'2" x 7'10" max (2.5 x 2.4 max)

Double glazed window, carpeted flooring

## FAMILY BATHROOM

Modern bathroom with matching white suite, separate shower enclosure,

frosted double glazed window and tiled surrounds.

## REAR GARDENS

Low maintenance landscaped rear gardens providing high degrees of privacy, artificial lawned areas, decking seating areas, sleeper borders and enclosed by fencing. Gated access to the front of the property.

## PARKING

Driveway parking for two to three vehicles to the front of the property.





