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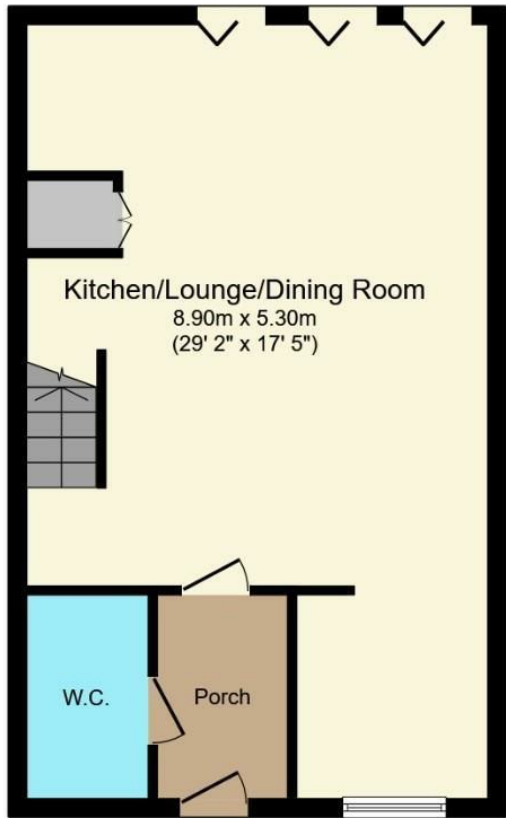
72 Chapman Close, Sheffield, S6 5BX

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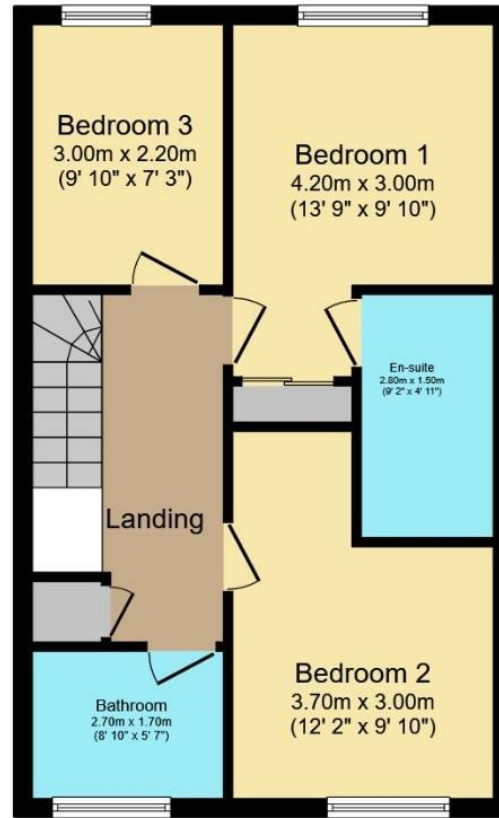
Asking Price £315,000

Hunters Hillsborough are delighted to present a three bedroomed end terrace property finished to a high standard with a detached garage and a parking space. Situated on a sought after cul-de-sac with local schools and Stannington Village nearby, viewing is highly recommended. Entry via the front door into a spacious porch giving access to a downstairs cloakroom with a W/C and sink basin. Door through to the open plan living space with stunning grey floor tiles throughout. The breakfast kitchen has a good range of wall and base units with integrated appliances including an eye level electric oven and microwave, gas hob, fridge freezer and a dishwasher. Dining area with space for a family dining table, utility cupboard with plumbing for a washing machine. Stunning lounge with a recently installed media wall and bi fold doors to bring the outside in. Stairs rise to the first floor, en-suite master bedroom with a shower, W/C and sink basin, overlooking the back of the house. Further double bedroom and a single. Family bathroom with modern floor to ceiling tiles, wall mounted centre taps, bath, shower over bath, W/C and sink basin. Outside the front garden has a lawn with steps to the front door and surrounding mature shrubs and plants. The rear enjoys a patio in front of the bi folds with a lawn and secure access down the side of the house.

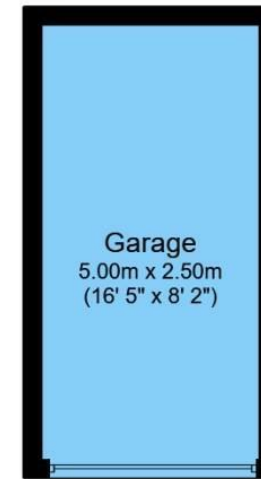
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor



Garage

Total floor area 106.8 m² (1,150 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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LOCAL AREA

Chapman close is ideally placed for access to a range of local amenities including shops, reputable schools, pubs and the greens spaces of the Rivelin Valley Nature Trail. The Sheffield Supertram is a short walk down into Malin Bridge giving access to the Sheffield city centre and beyond.

GENERAL REMARKS

TENURE

This property is Freehold. There is a Greenbelt fee (service charge) of £200 per annum

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.


VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





