



Lound Side Chapeltown Sheffield S35 2UR  
Offers Around £145,000



# Lound Side

Sheffield S35 2UR

**Offers Around £145,000**

**\*\* NO CHAIN \*\* FREEHOLD \*\*** Situated in the heart of Chapeltown is this three bedroom terrace property which has been modernised and benefits from a new roof, uPVC double glazing and gas central heating. The property is within easy reach of the M1 motorway, public transport links, nearby schools, local amenities, and picturesque parks.

Set over four levels (including the cellar) the living accommodation briefly comprises rear uPVC door which opens into an entrance lobby with access into the kitchen/diner and the downstairs bathroom. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob along with plumbing for a dishwasher or washing machine. There is a door through to the cellar head which has space for a fridge freezer and steps descending to the cellar which has two compartments and is perfect for storage. The bathroom has chrome towel radiator and a three piece suite including bath with overhead shower, WC and wash basin in a vanity unit. There is also a cupboard which houses the boiler and has plumbing for a washing machine. From the kitchen, access into the inner lobby and the lounge which has a front uPVC entrance door.

From the inner lobby, a staircase rises to the first floor landing with access into two double bedrooms. Bedroom one is to the front and bedroom two overlooks the rear.

A further staircase rises to the second floor and bedroom three which has a Velux window and a sliding door which gives access to a storage space.

- EARLY VIEWING ADVISED
- THREE BEDROOM TERRACE
- LOUNGE, KITCHEN/DINER & DOWNSTAIRS THREE PIECE SUITE BATHROOM
- USEFUL CELLAR SPACE
- SOUGHT-AFTER-LOCATION
- EASY ACCESS TO M1 MOTORWAY
- WITHIN EASY REACH OF AMENITIES
- PUBLIC TRANSPORT LINKS INCLUDING CHAPELTOWN TRAIN STATION





## OUTSIDE

To the front is a forecourt which sets the property back from the road. Shared access leads to the rear garden and the brick built outbuilding with new roof.

## LOCATION

Chapelton is a suburb to the north of Sheffield with a range of shops including Asda superstore, banks, public houses and local market. Chapelton park in Hesley woods are within the area. Road links include the M1, the Dearne Valley Park Way and the A628 Woodhead Pass to Manchester. Chapelton railway station is within the area offering links to Sheffield and Leeds.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

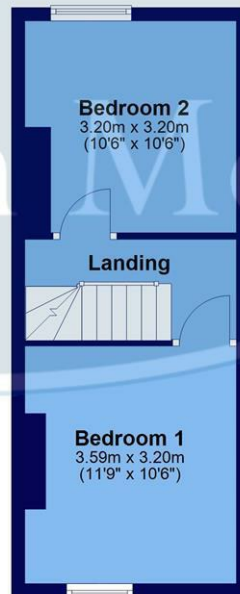
## Ground Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



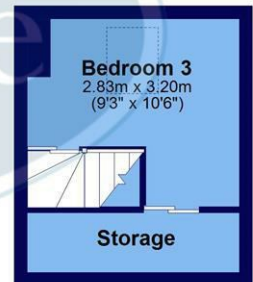
## First Floor

Approx. 27.2 sq. metres (292.4 sq. feet)



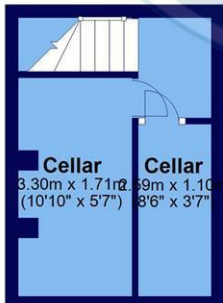
## Second Floor

Approx. 12.2 sq. metres (131.6 sq. feet)



## Cellar

Approx. 12.2 sq. metres (131.4 sq. feet)



Total area: approx. 85.4 sq. metres (919.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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