



Ecclesfield Road Chapeltown Sheffield S35 1TE
Offers Around £335,000

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**** WEST FACING REAR GARDEN ** FREEHOLD **** Viewing is essential to appreciate the accommodation on offer of this effectively extended, four bedroom semi detached property which enjoys a fabulous rear garden and benefits from uPVC double glazing, solar panels for heating the hot water and gas central heating. The property has been modernised by the current owner including a new kitchen and bathroom and redecorated throughout.

Tastefully decorated, the well presented living accommodation briefly comprises enter through a side door into an inner lobby with access into the lounge and the dining room. The lounge to the front has a lovely bay window and an electric fire set in a feature fire place. The dining room has access to the kitchen and the cellar which is useful for storage. The kitchen has a modern range of wall, base and drawer units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, a four ring hob with extractor above, fridge freezer and dishwasher along with housing and plumbing for a washing machine. An opening leads into the extended garden room, this bright and airy space has bi-fold doors opening onto the rear garden providing a perfect extension for indoor outdoor dining.

From the inner lobby, a staircase rises to the first floor landing with access into three bedrooms and the bathroom. The master bedroom is to the front of the property and has a row of fitted wardrobes. Double bedroom two overlooks the rear garden. Bedroom three is a good sized single and is to the rear aspect. The well appointed bathroom has a three piece suite including bath with overhead shower, WC and wash basin set in a vanity unit.

A further staircase rise to the second floor and bedroom four with two Velux windows allowing lots of natural light.

- IDEAL FAMILY HOME
- FOUR BEDROOMS
- NEW KITCHEN & BATHROOM
- LOUNGE WITH BAY WINDOW, DINING ROOM & GARDEN ROOM WITH BI-FOLD DOORS
- FABULOUS, WEST FACING REAR GARDEN
- CELLAR PROVIDING USEFUL STORAGE
- SOLAR PANELS FOR HEATING THE HOT WATER
- POPULAR RESIDENTIAL AREA
- EASY ACCESS TO THE CITY CENTRE & M1 MOTORWAYS
- EASY ACCESS TO AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

A small front garden sets the property back from the road. Access down the side of the property leads to the fabulous, west facing rear garden which has a large lawn and two patios. Garden shed.

LOCATION

The property occupies a favourable established residential location. There is easy access to the extensive amenities of Chapeltown. There is a Main Line train station and easy access to the M1 Motorway Network. The property also offers access to Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

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.



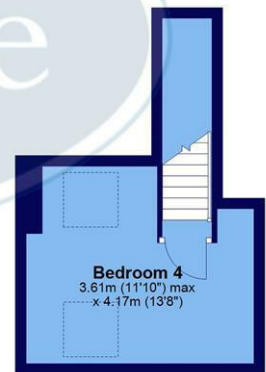
Ground Floor
Approx. 54.0 sq. metres (580.9 sq. feet)



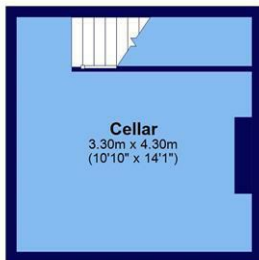
First Floor
Approx. 46.7 sq. metres (502.2 sq. feet)



Second Floor
Approx. 16.9 sq. metres (181.8 sq. feet)



Cellar
Approx. 18.5 sq. metres (198.7 sq. feet)



Total area: approx. 136.0 sq. metres (1463.7 sq. feet)

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

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